

Balance Sheet

As of February 28, 2023

Accrual Basis

	Feb 28, 23
ASSETS	
Current Assets	
Checking/Savings	
1103 · Fifth Third	8,733.71
1117 · Edward Jones Money Market	104,994.86
1118 · Edward Jones CD's	180,377.10
1119 · Edward Jones/Lord Abbett Fund	217,080.49
1120 · Edward Jones Mutual Funds	405,558.55
1121 · Edward Jones Bonds	20,106.50
1122 · Edward Jones Vanguard S&P	64,201.29
Total Checking/Savings	1,001,052.50
Accounts Receivable	
1160 · Accounts Receivable	21,004.50
Total Accounts Receivable	21,004.50
Other Current Assets	
1170 · Allowance/Doubtful Accounts	13,196.83
Total Other Current Assets	13,196.83
Total Current Assets	1,035,253.83
TOTAL ASSETS	1,035,253.83
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	20,173.98
Total Accounts Payable	20,173.98

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Balance Sheet

As of February 28, 2023

Accrual Basis

	<u>Feb 28, 23</u>
Other Current Liabilities	
1205 · Prepaid Assessments	12,277.32
Total Other Current Liabilities	<u>12,277.32</u>
Total Current Liabilities	<u>32,451.30</u>
Total Liabilities	32,451.30
Equity	
30000 · Opening Balance Equity	-3,545.94
3000 · Homeowners Equity	146,415.35
3001 · Capital Reserves	-107,544.26
3005 · Roof Reserve	409,341.88
3006 · Driveway Reserve	393,921.00
3010 · Paint Siding Reserve	-15,257.22
3011 · Contingency Reserve	8,312.66
3012 · Mulching Reserve	3,333.32
32000 · Retained Earnings	158,055.46
Net Income	<u>9,770.28</u>
Total Equity	<u>1,002,802.53</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,035,253.83</u></u>

Profit & Loss Budget Performance

February 2023

Accrual Basis

	Feb 23	Budget	\$ Over Budget	Jan - Feb 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	18,605.17	18,605.42	-0.25	37,210.34	37,210.84	-0.50	223,265.00
4002 · Reserve Assessments	9,318.83	9,318.83	0.00	18,637.66	18,637.66	0.00	111,826.00
4001 · Recreation Assessments	14,976.00	14,976.00	0.00	29,952.00	29,952.00	0.00	179,712.00
4008 · Interest Income	295.36	1,619.17	-1,323.81	466.94	3,238.34	-2,771.40	19,430.00
4010 · Late Fees	200.00	166.67	33.33	500.00	333.34	166.66	2,000.00
4025 · Fines	0.00	166.67	-166.67	0.00	333.34	-333.34	2,000.00
Total Income	43,395.36	44,852.76	-1,457.40	86,766.94	89,705.52	-2,938.58	538,233.00
Total Income	43,395.36	44,852.76	-1,457.40	86,766.94	89,705.52	-2,938.58	538,233.00
Expense							
Administrative Expenses							
5225 · Recording Secretary	0.00	62.25	-62.25	75.00	124.50	-49.50	747.00
5227 · Office Supplies & Expen...	0.00	29.17	-29.17	0.00	58.34	-58.34	350.00
5229 · Postage	25.85	35.33	-9.48	27.23	70.66	-43.43	424.00
5230 · Printing	0.00	20.42	-20.42	0.00	40.84	-40.84	245.00
5240 · Management Fee	1,598.00	1,661.92	-63.92	3,196.00	3,323.84	-127.84	19,943.00
5241 · Audit Fees	0.00	0.00	0.00	0.00	0.00	0.00	3,100.00
5242 · Legal Fees	0.00	125.00	-125.00	0.00	250.00	-250.00	1,500.00
5245 · Bank Charges	110.08	125.00	-14.92	212.14	250.00	-37.86	1,500.00
5275 · Property Insurance	0.00	221.00	-221.00	0.00	442.00	-442.00	2,652.00
5290 · Corporate Taxes	0.00	0.00	0.00	0.00	0.00	0.00	2,391.00
5291 · Bad Debt	0.00	41.67	-41.67	0.00	83.34	-83.34	500.00
Total Administrative Expenses	1,733.93	2,321.76	-587.83	3,510.37	4,643.52	-1,133.15	33,352.00
Building Maintenance							
6040 · Exterior Staining	0.00	0.00	0.00	0.00	0.00	0.00	26,952.00
6045 · Roof Repairs	0.00	333.33	-333.33	0.00	666.66	-666.66	4,000.00
6050 · Soffits & Fascia	0.00	83.33	-83.33	0.00	166.66	-166.66	1,000.00
6055 · Siding Repairs	0.00	166.67	-166.67	0.00	333.34	-333.34	2,000.00
6060 · Gutters & Downspouts	818.75	0.00	818.75	818.75	0.00	818.75	12,700.00
6065 · Wood Replacement	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
6090 · Lighting Repairs	80.00	208.33	-128.33	80.00	416.66	-336.66	2,500.00
6092 · Tuckpointing/Addresses	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
6093 · Foundation Repairs	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
6094 · Drainage System	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Total Building Maintenance	898.75	791.66	107.09	898.75	1,583.32	-684.57	66,152.00
Land Maintenance Expense							
6240 · Land Maintenance Servi...	0.00	0.00	0.00	0.00	0.00	0.00	64,450.00
6241 · Trees, Shrubs & Bushes	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
6245 · Snow Removal Service	8,088.80	8,755.00	-666.20	16,177.60	17,510.00	-1,332.40	43,775.00
Total Land Maintenance Expense	8,088.80	8,755.00	-666.20	16,177.60	17,510.00	-1,332.40	114,225.00

Profit & Loss Budget Performance

February 2023

Accrual Basis

	Feb 23	Budget	\$ Over Budget	Jan - Feb 23	YTD Budget	\$ Over Budget	Annual Budget
Other Community Expense							
8150 · Trash Removal	0.00	0.00	0.00	7,820.28	8,241.50	-421.22	32,966.00
6340 · Recreation Association	14,976.00	14,976.00	0.00	29,952.00	29,952.00	0.00	179,712.00
Total Other Community Expense	14,976.00	14,976.00	0.00	37,772.28	38,193.50	-421.22	212,678.00
Reserve Funding							
5278 · Reserve Contribution	9,318.83	9,318.83	0.00	18,637.66	18,637.66	0.00	111,826.00
Total Reserve Funding	9,318.83	9,318.83	0.00	18,637.66	18,637.66	0.00	111,826.00
Total Expense	35,016.31	36,163.25	-1,146.94	76,996.66	80,568.00	-3,571.34	538,233.00
Net Income	8,379.05	8,689.51	-310.46	9,770.28	9,137.52	632.76	0.00