Financial Report
2/28/2025

	Balance at 1/31/2025		February Activity		Balance at 2/28/2025		Balance at 12/31/2024		2025 Activity
Operating Funds									
100101 - Cking - Western Alliance	$	30,720	$	4,621	$	35,341	$	22,398	$	12,943
- Chase #8444 BOD	$	44,578	$	-	$	44,578	$	54,420	$	(9,842)
- US Treasury Direct Account	$	42,108	$	-	$	42,108	$	31,700	$	10,408
Total Operating Funds	$	117,406	$	4,621	$	122,027	$	108,517	$	13,509
Reserve Funds (Including CD)	$	38,969	$	105	$	39,074	$	38,865	$	209
Total Cash	**$**	**156,375**	**$**	**4,726**	**$**	**161,101**	**$**	**147,383**	**$**	**13,718**
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Balance Sheet
2/28/2025

	Adjusted 2/28/2025
Assets:	
Cash	
Operating Funds	
100101 - Cking - Western Alliance	$ 35,341.20
- Chase #8444 BOD	$ 44,577.59
Total Operating Funds	$ 79,918.79
Reserve Funds	
125101 - Reserve -MMA - Western Alliance	$ 8,768.75
XXXXXX - Reserve -CD - Western Alliance 10/12/25 - 4.1%	$ 30,305.01
120101 Special Assessments	$ 0.30
- US Treasury Direct Account	$ 42,108.00
Total Reserve Funds	$ 81,182.06
Total Cash	$ 161,100.85
Total Assets	$ 161,100.85
Liabilities:	
Deposits & Prepayments	
240050 - Refundable Deposits	$ 1,400.00
220010 - Prepaid Income	$ 14,764.50
Total Deposits & Prepayments	$ 16,164.50
Total Liabilities	$ 16,164.50
Owners' Equity:	
Prior years' balances	
301020 - Fund Change-RE Oper	$ 40,326.25
Accrual to Cash Adjustments	$ (10,841.71)
301030 Fund Change-RE Reserve	$ 105,680.45
Total prior years' balances	$ 135,164.99
Net Income (Loss)	$ 9,771.36
Total Liabilities & Owners' Equity	$ 161,100.85
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Income Statement
2/28/2025

	1 Months Ended 1/31/2025	February	Year to Date 2 Months Ended 2/28/2025
Revenue:			
400110 Assessments	$ 9,502.06	$ 9,682.92	$ 19,184.98
560800 Initial Assessment Operating	$ -	$ -	$ -
561000 Interest Income	$ 512.51	$ 104.74	$ 617.25
561300 Late Fee	$ 81.00	$ 215.50	$ 296.50
XXXXXX AR Fee Income	$ 45.00	$ 170.00	$ 215.00
561415 Legal Expense Reimb	$ -	$ 289.04	$ 289.04
561500 Miscl Income	$ -	$ -	$ -
561650 NSF Fees	$ -	$ -	$ -
Prior Mgr - AR Fees	$ -	$ 543.54	$ 543.54
Total Revenue	$ 10,140.57	$ 11,005.74	$ 21,146.31
Expenses:			
600100 ADMIN EXPENSE	$ -	$ -	$ -
610160 Accounting-Audit	$ 50.00	$ 50.00	$ 100.00
610480 Computer Maint/Support	$ -	$ 10.00	$ 10.00
610580 Copies	$ 41.35	$ 46.90	$ 88.25
Dues/Licenses/Permits	$ 45.00	$ 45.00	$ 90.00
610720 Admin-AR Fees Operating	$ 474.00	$ 65.00	$ 539.00
610740 Legal Expense Operating	$ -	$ -	$ -
610920 Management Fees Operating	$ 1,030.00	$ 1,030.00	$ 2,060.00
Misc General Expense	$ -	$ -	$ -
611280 Office Supplies Operating	$ -	$ -	$ -
Printing-Coupons/Stmts	$ -	$ -	$ -
611600 Postage/Delivery Operating	$ 5.11	$ 5.84	$ 10.95
611960 Website Maint Operating	$ -	$ -	$ -
	$ 1,645.46	**$ 1,252.74**	**$ 2,898.20**
612040 Internet Operating	$ -	$ 954.26	$ 954.26
612080 Electric Operating	$ 772.47	$ -	$ 772.47
612100 Gas Operating	$ 97.43	$ 101.08	$ 198.51
612200 Phone Service	$ 264.58	$ -	$ 264.58
612240 Trash	$ 78.73	$ 78.73	$ 157.46
612260 Water	$ 616.69	$ 343.41	$ 960.10
	$ 1,829.90	**$ 1,477.48**	**$ 3,307.38**
613500 - Community Property & Events	**$ -**	**$ -**	**$ -**
614025 Equip-Gas/Oil/Maint	$ -	$ -	$ -
615150 Landscape-Maint	$ 17.04	$ -	$ 17.04
615400 Landscape-Tree Maint Operating	$ -	$ -	$ -
615700 Maint/Repair Operating	$ -	$ -	$ -
Pool/Spa-Maint/Supplies	$ -	$ -	$ -
616550 Pool Mgmt-Lfgds/Monitor Operating	$ 1,400.00	$ 1,400.00	$ 2,800.00
616950 Security/Safet	$ 194.85	$ -	$ 194.85
	$ 1,611.89	**$ 1,400.00**	**$ 3,011.89**
625200 Ins-F&EC or Package Operating	$ 2,133.56	$ -	$ 2,133.56
625550 Taxes-Property Operating	$ (1,042.86)	$ 1,066.78	$ 23.92
Total Expenses	$ 6,177.95	$ 5,197.00	$ 11,374.95
Net Income	$ 3,962.62	$ 5,808.74	$ 9,771.36

Income Statement
2/28/2025

Revenue:

	Year to Date 2 Months Ended 2/28/2025	Year to Date Budget	Difference
400110 Assessments	$ 19,184.98	$ 21,400.00	$ (2,215.02)
560800 Initial Assessment Operating	$ -		$ -
561000 Interest Income	$ 617.25	$ 20.00	$ 597.25
561300 Late Fee	$ 296.50		$ 296.50
XXXXXX AR Fee Income	$ 215.00		$ 215.00
561415 Legal Expense Reimb	$ 289.04		$ 289.04
561500 Miscl Income	$ -		$ -
Prior Mgr - AR Fees	$ 543.54		$ 543.54
Total Revenue	$ 21,146.31	$ 21,420.00	$ (273.69)

Expenses:

	Year to Date 2 Months Ended 2/28/2025	Year to Date Budget	Difference
600100 ADMIN EXPENSE	$ -	$ 334.00	$ (334.00)
610160 Accounting-Audit	$ 100.00		$ 100.00
610480 Computer Maint/Support	$ 10.00		$ 10.00
610580 Copies	$ 88.25		$ 88.25
Dues/Licenses/Permits	$ 90.00		$ 90.00
610720 Admin-AR Fees Operating	$ 539.00	$ 332.00	$ 207.00
610740 Legal Expense Operating	$ -		$ -
610920 Management Fees Operating	$ 2,060.00	$ 2,060.00	$ -
Misc General Expense	$ -	$ 100.00	$ (100.00)
611280 Office Supplies Operating	$ -		$ -
Printing-Coupons/Stmts	$ -	$ 332.00	$ (332.00)
611600 Postage/Delivery Operating	$ 10.95	$ 84.00	$ (73.05)
611960 Website Maint Operating	$ -	$ 480.00	$ (480.00)
	$ 2,898.20	**$ 3,722.00**	**$ (823.80)**
612040 Internet Operating	$ 954.26	$ 272.00	$ 682.26
612080 Electric Operating	$ 772.47	$ 2,000.00	$ (1,227.53)
612100 Gas Operating	$ 198.51	$ -	$ 198.51
612200 Phone Service	$ 264.58	$ 225.00	$ 39.58
612240 Trash	$ 157.46	$ -	$ 157.46
612260 Water	$ 960.10	$ 330.00	$ 630.10
	$ 3,307.38	**$ 2,827.00**	**$ 480.38**
613500 - Community Property & Events	**$ -**	$ -	$ -
614025 Equip-Gas/Oil/Maint	$ -	$ 1,166.00	$ (1,166.00)
615150 Landscape-Maint	$ 17.04	$ 3,000.00	$ (2,982.96)
615400 Landscape-Tree Maint Operating	$ -	$ 200.00	$ (200.00)
615700 Maint/Repair Operating	$ -		$ -
Pool/Spa-Maint/Supplies	$ -		$ -
616550 Pool Mgmt-Lfgds/Monitor Operating	$ 2,800.00	$ 2,800.00	$ -
616950 Security/Safet	$ 194.85	$ 130.00	$ 64.85
	$ 3,011.89	**$ 7,296.00**	**$ (4,284.11)**
625200 Ins-F&EC or Package Operating	$ 2,133.56		$ 2,133.56
625550 Taxes-Property Operating	$ 23.92		$ 23.92
Total Expenses	$ 11,374.95	$ 13,845.00	$ (2,470.05)
Net Income	**$ 9,771.36**	**$ 7,575.00**	**$ 2,196.36**

Under Budget

We are $2,196.36 to the good

Balance Sheet
2/28/2025

	Adjusted 1/28/2025	February Goodwin Activity Dr	February Goodwin Activity Cr	Adjusted 2/28/2025	February Chase Activity Dr	February Chase Activity Cr	Adjusted 2/28/2025
Assets:							
Cash							
Operating Funds							
100101 - Cking - Western Alliance	$ 30,720.12	$ 10,901.00	$ 6,279.92	$ 35,341.20			$ 35,341.20
	$ -			$ -			$ -
- Chase #8444 BOD	$ 44,577.59			$ 44,577.59	$ -	$ -	$ 44,577.59
Total Operating Funds	$ 75,297.71	$ 10,901.00	$ 6,279.92	$ 79,918.79	$ -	$ -	$ 79,918.79
Reserve Funds							
125101 - Reserve -MMA - Western Alliance	$ 8,767.13	$ 1.62		$ 8,768.75			$ 8,768.75
XXXXXX - Reserve -CD - Western Alliance 10/12/25 - 4.1%	$ 30,201.89	$ 103.12		$ 30,305.01			$ 30,305.01
120101 Special Assessments	$ 0.30			$ 0.30			$ 0.30
- US Treasury Direct Account	$ 42,108.00			$ 42,108.00			$ 42,108.00
Total Reserve Funds	$ 81,077.32	$ 104.74	$ -	$ 81,182.06	$ -	$ -	$ 81,182.06
Total Cash	$ 156,375.03	$ 11,005.74	$ 6,279.92	$ 161,100.85	$ -	$ -	$ 161,100.85
Total Assets	$ 156,375.03	$ 11,005.74	$ 6,279.92	$ 161,100.85	$ -	$ -	$ 161,100.85
Liabilities:							
Deposits & Prepayments							
240050 - Refundable Deposits	$ 1,400.00			$ 1,400.00			$ 1,400.00
220010 - Prepaid Income	$ 15,847.42	$ 1,082.92		$ 14,764.50			$ 14,764.50
Total Deposits & Prepayments	$ 17,247.42	$ 1,082.92	$ -	$ 16,164.50	$ -	$ -	$ 16,164.50
Total Liabilities	$ 17,247.42	$ 1,082.92	$ -	$ 16,164.50	$ -	$ -	$ 16,164.50
Owners' Equity:							
Prior years' balances							
301020 - Fund Change-RE Oper	$ 40,326.25			$ 40,326.25			$ 40,326.25
Accrual to Cash Adjustments	$ (10,841.71)			$ (10,841.71)			$ (10,841.71)
301030 Fund Change-RE Reserve	$ 105,680.45			$ 105,680.45			$ 105,680.45
Total prior years' balances	$ 135,164.99	$ -	$ -	$ 135,164.99	$ -	$ -	$ 135,164.99
Net Income (Loss)	$ 3,962.62	$ 5,197.00	$ 11,005.74	$ 9,771.36	$ -	$ -	$ 9,771.36
Total Liabilities & Owners' Equity	$ 156,375.03	$ 6,279.92	$ 11,005.74	$ 161,100.85	$ -	$ -	$ 161,100.85
	-	-		-	-		-

	Adjusted 1/28/2025	February Goodwin Activity Dr	February Goodwin Activity Cr	Adjusted 2/28/2025	February Chase Activity Dr	February Chase Activity Cr	Adjusted 2/28/2025
400110 Assessments	$ 9,502.06		$ 9,682.92	$ 19,184.98			$ 19,184.98
560800 Initial Assessment Operating	$ -			$ -			$ -
561000 Interest Income	$ 512.51		$ 104.74	$ 617.25			$ 617.25
561300 Late Fee	$ 81.00		$ 215.50	$ 296.50			$ 296.50
XXXXXX AR Fee Income	$ 45.00		$ 170.00	$ 215.00			$ 215.00
561415 Legal Expense Reimb	$ -		$ 289.04	$ 289.04			$ 289.04
561500 Miscl Income	$ -			$ -			$ -
561650 NSF Fees	$ -			$ -			$ -
Prior Mgr - AR Fees	$ -		$ 543.54	$ 543.54			$ 543.54
	$ -			$ -			$ -
	$ 10,140.57	$ -	$ 11,005.74	$ 21,146.31	$ -	$ -	$ 21,146.31
600100 ADMIN EXPENSE	$ -			$ -			$ -
610160 Accounting-Audit	$ 50.00	$ 50.00		$ 100.00			$ 100.00
Bank Charges - Return Pmt	$ -	$ 10.00		$ 10.00			$ 10.00
610580 Copies	$ 41.35	$ 46.90		$ 88.25			$ 88.25
Dues/Licenses/Permits	$ 45.00	$ 45.00		$ 90.00			$ 90.00
610720 Admin-AR Fees Operating	$ 474.00	$ 65.00		$ 539.00			$ 539.00
610740 Legal Expense Operating	$ -			$ -			$ -
610920 Management Fees Operating	$ 1,030.00	$ 1,030.00		$ 2,060.00			$ 2,060.00
611240 Office Clerical Svc Operating	$ -			$ -			$ -
611280 Office Supplies Operating	$ -			$ -			$ -
611360	$ -			$ -			$ -
611600 Postage/Delivery Operating	$ 5.11	$ 5.84		$ 10.95			$ 10.95
611960 Website Maint Operating	$ -			$ -			$ -
	$ 1,645.46	**$ 1,252.74**	**$ -**	**$ 2,898.20**	**$ -**	**$ -**	**$ 2,898.20**
612040 Internet Operating	$ -	$ 954.26		$ 954.26			$ 954.26
612080 Electric Operating	$ 772.47	$ -		$ 772.47			$ 772.47
612100 Gas Operating	$ 97.43	$ 101.08		$ 198.51			$ 198.51
612200 Phone Service	$ 264.58	$ -		$ 264.58			$ 264.58
612240 Trash	$ 78.73	$ 78.73		$ 157.46			$ 157.46
612260 Water	$ 616.69	$ 343.41		$ 960.10			$ 960.10
	$ 1,829.90	**$ 1,477.48**	**$ -**	**$ 3,307.38**	**$ -**	**$ -**	**$ 3,307.38**
613500 - Community Property & Events	**$ -**			**$ -**			**$ -**
614025 Equip-Gas/Oil/Maint	$ -			$ -			$ -
615150 Landscape-Maint	$ 17.04			$ 17.04			$ 17.04
615400 Landscape-Tree Maint Operating	$ -			$ -			$ -
615700 Maint/Repair Operating	$ -			$ -			$ -
Pool/Spa-Maint/Supplies	$ -			$ -			$ -
616550 Pool Mgmt-Lfgds/Monitor Operating	$ 1,400.00	$ 1,400.00		$ 2,800.00			$ 2,800.00
616950 Security/Safety/Monitoring	$ 194.85			$ 194.85			$ 194.85
	$ 1,611.89	**$ 1,400.00**	**$ -**	**$ 3,011.89**	**$ -**	**$ -**	**$ 3,011.89**
625200 Ins-F&EC or Package Operating	$ 1,066.78	$ 1,066.78		$ 2,133.56			$ 2,133.56
625550 Taxes-Property Operating	$ 23.92			$ 23.92			$ 23.92
	$ 1,090.70	**$ 1,066.78**	**$ -**	**$ 2,157.48**	**$ -**	**$ -**	**$ 2,157.48**
	$ 6,177.95	$ 5,197.00	$ -	$ 11,374.95	$ -	$ -	$ 11,374.95
	$ 3,962.62	**$ 5,197.00**	**$ 11,005.74**	**$ 9,771.36**	**$ -**	**$ -**	**$ 9,771.36**
				-			
		Net Income	**$ 5,808.74**				