

Financial Report
1/31/2025

	Balance at 12/31/2024	January Activity	Balance at 1/31/2025	Balance at 12/31/2024	2025 Activity
Operating Funds					
100101 - Cking - Western Alliance	\$ 22,398	\$ 8,322	\$ 30,720	\$ 22,398	\$ 8,322
- Chase #8444 BOD	\$ 54,420	\$ (9,842)	\$ 44,578	\$ 54,420	\$ (9,842)
- US Treasury Direct Account	\$ 31,700	\$ 10,408	\$ 42,108	\$ 31,700	\$ 10,408
Total Operating Funds	\$ 108,517	\$ 8,888	\$ 117,406	\$ 108,517	\$ 8,888
Reserve Funds (Including CD)	\$ 38,865	\$ 104	\$ 38,969	\$ 38,865	\$ 104
Total Cash	\$ 147,383	\$ 8,992	\$ 156,375	\$ 147,383	\$ 8,992

Balance Sheet

1/31/2025

	Adjusted 1/31/2025
Assets:	
Cash	
Operating Funds	
100101 - Cking - Western Alliance	\$ 30,720.12
- Chase #8444 BOD	\$ 44,577.59
Total Operating Funds	<u>\$ 75,297.71</u>
Reserve Funds	
125101 - Reserve -MMA - Western Alliance	\$ 8,767.13
XXXXXX - Reserve -CD - Western Alliance 10/12/25 - 4.1%	\$ 30,201.89
120101 Special Assessments	\$ 0.30
- US Treasury Direct Account	\$ 42,108.00
- US T Bills	\$ -
Total Reserve Funds	<u>\$ 81,077.32</u>
Total Cash	<u>\$ 156,375.03</u>
Total Assets	<u><u>\$ 156,375.03</u></u>
Liabilities:	
Deposits & Prepayments	
240050 - Refundable Deposits	\$ 1,400.00
220010 - Prepaid Income	<u>\$ 15,847.42</u>
Total Deposits & Prepayments	<u>\$ 17,247.42</u>
Total Liabilities	<u>\$ 17,247.42</u>
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	<u>\$ 105,680.45</u>
Total prior years' balances	<u>\$ 135,164.99</u>
Net Income (Loss)	\$ 3,962.62
Total Liabilities & Owners' Equity	<u><u>\$ 156,375.03</u></u>

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Income Statement

1/31/2025

Year to Date
1 Months Ended
1/31/2025

Revenue:

400110 Assessments	\$	9,502.06
560800 Initial Assessment Operating	\$	-
561000 Interest Income	\$	512.51
561300 Late Fee	\$	81.00
XXXXXX AR Fee Income	\$	45.00
561415 Legal Expense Reimb	\$	-
561500 Misl Income	\$	-
561650 NSF Fees	\$	-

Total Revenue	\$	10,140.57
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Expenses:

600100 ADMIN EXPENSE	\$	-
610160 Accounting-Audit	\$	50.00
610480 Computer Maint/Support	\$	-
610580 Copies	\$	41.35
Dues/Licenses/Permits	\$	45.00
610720 Admin-AR Fees Operating	\$	474.00
610740 Legal Expense Operating	\$	-
610920 Management Fees Operating	\$	1,030.00
Misc General Expense	\$	-
611280 Office Supplies Operating	\$	-
Printing-Coupons/Stmts	\$	-
611600 Postage/Delivery Operating	\$	5.11
611960 Website Maint Operating	\$	-
	\$	1,645.46

612040 Internet Operating	\$	-
612080 Electric Operating	\$	772.47
612100 Gas Operating	\$	97.43
612200 Phone Service	\$	264.58
612240 Trash	\$	78.73
612260 Water	\$	616.69
	\$	1,829.90

613500 - Community Property & Events	\$	-
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614025 Equip-Gas/Oil/Maint	\$	-
615150 Landscape-Maint	\$	17.04
615400 Landscape-Tree Maint Operating	\$	-
615700 Maint/Repair Operating	\$	-
Pool/Spa-Maint/Supplies	\$	-
616550 Pool Mgmt-Lfgds/Monitor Operating	\$	1,400.00
616950 Security/Safet	\$	194.85
	\$	1,611.89

625200 Ins-F&EC or Package Operating	\$	1,066.78
625550 Taxes-Property Operating	\$	23.92

Total Expenses	\$	6,177.95
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Net Income	\$	3,962.62
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Income Statement

1/31/2025

	Year to Date		
	1 Months Ended	Year to Date	Difference
	1/31/2025	Budget	
Revenue:			
400110 Assessments	\$ 9,502.06	\$ 10,700.00	\$ (1,197.94)
560800 Initial Assessment Operating	\$ -	\$ -	\$ -
561000 Interest Income	\$ 512.51	\$ 10.00	\$ 502.51
561300 Late Fee	\$ 81.00	\$ -	\$ 81.00
XXXXXX AR Fee Income	\$ 45.00	\$ -	\$ 45.00
561415 Legal Expense Reimb	\$ -	\$ -	\$ -
561500 Misc Income	\$ -	\$ -	\$ -
561650 NSF Fees	\$ -	\$ -	\$ -
Total Revenue	\$ 10,140.57	\$ 10,710.00	\$ (569.43)
Expenses:			
600100 ADMIN EXPENSE	\$ -	\$ 167.00	\$ (167.00)
610160 Accounting-Audit	\$ 50.00	\$ -	\$ 50.00
610480 Computer Maint/Support	\$ -	\$ -	\$ -
610580 Copies	\$ 41.35	\$ -	\$ 41.35
Dues/Licenses/Permits	\$ 45.00	\$ -	\$ 45.00
610720 Admin-AR Fees Operating	\$ 474.00	\$ 166.00	\$ 308.00
610740 Legal Expense Operating	\$ -	\$ -	\$ -
610920 Management Fees Operating	\$ 1,030.00	\$ 1,030.00	\$ -
Misc General Expense	\$ -	\$ 50.00	\$ (50.00)
611280 Office Supplies Operating	\$ -	\$ -	\$ -
Printing-Coupons/Stmts	\$ -	\$ 166.00	\$ (166.00)
611600 Postage/Delivery Operating	\$ 5.11	\$ 42.00	\$ (36.89)
611960 Website Maint Operating	\$ -	\$ 480.00	\$ (480.00)
	\$ 1,645.46	\$ 2,101.00	\$ (455.54)
612040 Internet Operating	\$ -	\$ 136.00	\$ (136.00)
612080 Electric Operating	\$ 772.47	\$ 1,000.00	\$ (227.53)
612100 Gas Operating	\$ 97.43	\$ -	\$ 97.43
612200 Phone Service	\$ 264.58	\$ 225.00	\$ 39.58
612240 Trash	\$ 78.73	\$ -	\$ 78.73
612260 Water	\$ 616.69	\$ 165.00	\$ 451.69
	\$ 1,829.90	\$ 1,526.00	\$ 303.90
613500 - Community Property & Events	\$ -	\$ -	\$ -
614025 Equip-Gas/Oil/Maint	\$ -	\$ 583.00	\$ (583.00)
615150 Landscape-Maint	\$ 17.04	\$ 1,600.00	\$ (1,582.96)
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	\$ -
616950 Security/Safet	\$ 194.85	\$ 65.00	\$ 129.85
	\$ 1,611.89	\$ 3,648.00	\$ (2,036.11)
625200 Ins-F&EC or Package Operating	\$ 1,066.78	\$ -	\$ 1,066.78
625550 Taxes-Property Operating	\$ 23.92	\$ -	\$ 23.92
Total Expenses	\$ 6,177.95	\$ 7,275.00	\$ (1,097.05)
Net Income	\$ 3,962.62	\$ 3,435.00	\$ 527.62 Under Budget
			We are \$527.62 to the good

Assets:
Cash

		Adjusted		January Goodwin Activity		Adjusted		January Chase Activity		Adjusted				
Assets:		12/31/2024	Dr	Cr	1/31/2025	Dr	Cr	1/31/2025						
Cash														
Operating Funds														
100101 - Cking - Western Alliance	\$	22,397.84	\$	14,658.19	\$	6,335.91	\$	30,720.12		\$	30,720.12			
	\$	-			\$	-				\$	-			
- Chase #8444 BOD	\$	54,419.63			\$	54,419.63	\$	175.00	\$	10,017.04	\$	44,577.59		
Total Operating Funds	\$	76,817.47	\$	14,658.19	\$	6,335.91	\$	85,139.75	\$	175.00	\$	10,017.04	\$	75,297.71
Reserve Funds														
125101 - Reserve -MMA - Western Alliance	\$	8,766.02	\$	1.11			\$	8,767.13			\$	8,767.13		
XXXXXX - Reserve -CD - Western Alliance 10/12/25 - 4.1%	\$	30,099.12	\$	102.77			\$	30,201.89			\$	30,201.89		
120101 Special Assessments	\$	0.30					\$	0.30			\$	0.30		
- US Treasury Direct Account	\$	31,700.00					\$	31,700.00	\$	10,408.00		\$	42,108.00	
- US T Bills	\$	-					\$	-			\$	-		
Total Reserve Funds	\$	70,565.44	\$	103.88	\$	-	\$	70,669.32	\$	10,408.00	\$	-	\$	81,077.32
Total Cash	\$	147,382.91	\$	14,762.07	\$	6,335.91	\$	155,809.07	\$	10,583.00	\$	10,017.04	\$	156,375.03
Total Assets	\$	147,382.91	\$	14,762.07	\$	6,335.91	\$	155,809.07	\$	10,583.00	\$	10,017.04	\$	156,375.03
Liabilities:														
Deposits & Prepayments														
240050 - Refundable Deposits	\$	1,400.00					\$	1,400.00				\$	1,400.00	
220010 - Prepaid Income	\$	10,817.92			\$	5,029.50		15,847.42				\$	15,847.42	
Total Deposits & Prepayments	\$	12,217.92	\$	-	\$	5,029.50	\$	17,247.42	\$	-	\$	-	\$	17,247.42
Total Liabilities	\$	12,217.92	\$	-	\$	5,029.50	\$	17,247.42	\$	-	\$	-	\$	17,247.42
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)	\$	-	\$	6,335.91	\$	9,732.57	\$	3,396.66	\$	17.04	\$	583.00	\$	3,962.62
Total Liabilities & Owners' Equity	\$	147,382.91	\$	6,335.91	\$	14,762.07	\$	155,809.07	\$	17.04	\$	583.00	\$	156,375.03
		-		-				-		-				-
400110 Assessments				\$	9,502.06		\$	9,502.06				\$	9,502.06	
560800 Initial Assessment Operating							\$	-				\$	-	
561000 Interest Income			\$	104.51			\$	104.51		\$	408.00		\$	512.51
561300 Late Fee			\$	81.00			\$	81.00				\$	81.00	
XXXXXX AR Fee Income			\$	45.00			\$	45.00				\$	45.00	
561415 Legal Expense Reimb							\$	-				\$	-	
561500 Misl Income							\$	-				\$	-	
561650 NSF Fees							\$	-				\$	-	
							\$	-				\$	-	
							\$	-				\$	-	
	\$	-	\$	-	\$	9,732.57	\$	9,732.57	\$	-	\$	408.00	\$	10,140.57
600100 ADMIN EXPENSE							\$	-				\$	-	
610160 Accounting-Audit			\$	50.00			\$	50.00				\$	50.00	
610480 Computer Maint/Support							\$	-				\$	-	
610580 Copies			\$	41.35			\$	41.35				\$	41.35	
Dues/Licenses/Permits			\$	45.00			\$	45.00				\$	45.00	
610720 Admin-AR Fees Operating			\$	474.00			\$	474.00				\$	474.00	
610740 Legal Expense Operating							\$	-				\$	-	
610920 Management Fees Operating			\$	1,030.00			\$	1,030.00				\$	1,030.00	
611240 Office Clerical Svc Operating							\$	-				\$	-	
611280 Office Supplies Operating							\$	-				\$	-	
611360							\$	-				\$	-	
611600 Postage/Delivery Operating			\$	5.11			\$	5.11				\$	5.11	
611960 Website Maint Operating							\$	-				\$	-	
	\$	-	\$	1,645.46	\$	-	\$	1,645.46	\$	-	\$	-	\$	1,645.46
612040 Internet Operating							\$	-				\$	-	
612080 Electric Operating			\$	947.47			\$	947.47		\$	175.00		\$	772.47
612100 Gas Operating			\$	97.43			\$	97.43				\$	97.43	
612200 Phone Service			\$	264.58			\$	264.58				\$	264.58	
612240 Trash			\$	78.73			\$	78.73				\$	78.73	
612260 Water			\$	616.69			\$	616.69				\$	616.69	
	\$	-	\$	2,004.90	\$	-	\$	2,004.90	\$	-	\$	175.00	\$	1,829.90
613500 - Community Property & Events	\$	-					\$	-				\$	-	
614025 Equip-Gas/Oil/Maint							\$	-				\$	-	
XXXXX Fire Alarm Monitoring							\$	-				\$	-	
615150 Landscape-Maint							\$	-	\$	17.04		\$	17.04	
615400 Landscape-Tree Maint Operating							\$	-				\$	-	
615700 Maint/Repair Operating							\$	-				\$	-	
Pool/Spa-Maint/Supplies							\$	-				\$	-	
616550 Pool Mgmt-Lfgrds/Monitor Operating			\$	1,400.00			\$	1,400.00				\$	1,400.00	
616950 Security/Safety/Monitoring			\$	194.85			\$	194.85				\$	194.85	
	\$	-	\$	1,594.85	\$	-	\$	1,594.85	\$	17.04	\$	-	\$	1,611.89
625200 Ins-F&EC or Package Operating			\$	1,066.78			\$	1,066.78				\$	1,066.78	
625550 Taxes-Property Operating			\$	23.92			\$	23.92				\$	23.92	
	\$	-	\$	1,090.70	\$	-	\$	1,090.70	\$	-	\$	-	\$	1,090.70
	\$	-	\$	6,335.91	\$	-	\$	6,335.91	\$	17.04	\$	175.00	\$	6,177.95
	\$	-	\$	6,335.91	\$	9,732.57	\$	3,396.66	\$	17.04	\$	583.00	\$	3,962.62
Net Income		\$		3,396.66			-							