

Financial Report
11/30/2024

	Balance at 10/31/2024	November Activity	Balance at 11/30/2024	Balance at 12/31/2023	2024 Activity
Operating Funds					
100101 - Cking - Western Alliance	\$ 10,005	\$ 6,695	\$ 16,700	\$ 23,245	\$ (6,546)
- Chase #8444 BOD	\$ 10,443	\$ 44,025	\$ 54,468	\$ 10,959	\$ 43,509
- US Treasury Direct Account	\$ 31,700	\$ -	\$ 31,700	\$ 20,000	\$ 11,700
- US T Bills	\$ 44,000	\$ (44,000)	\$ -	\$ -	\$ -
Total Operating Funds	\$ 96,147	\$ 6,720	\$ 102,867	\$ 54,204	\$ 48,663
Reserve Funds (Including CD)	\$ 37,763	\$ 2	\$ 37,765	\$ 82,479	\$ (44,714)
Total Cash	\$ 133,910	\$ 6,722	\$ 140,632	\$ 136,683	\$ 3,949

Balance Sheet

11/30/2024

	Adjusted 11/30/2024
Assets:	
Cash	
Operating Funds	
100101 - Cking - Western Alliance	\$ 16,699.65
- Chase #8444 BOD	\$ 54,467.61
Total Operating Funds	<u>\$ 71,167.26</u>
Reserve Funds	
125101 - Reserve -MMA - Western Alliance	\$ 7,764.95
XXXXXX - Reserve -CD - Western Alliance 10/12/25 - 4.1%	\$ 30,000.00
120101 Special Assessments	\$ 0.30
- US Treasury Direct Account	\$ 31,700.00
- US T Bills	\$ -
Total Reserve Funds	<u>\$ 69,465.25</u>
Total Cash	<u>\$ 140,632.51</u>
Total Assets	<u><u>\$ 140,632.51</u></u>
Liabilities:	
Deposits & Prepayments	
240050 - Refundable Deposits	\$ 1,400.00
220010 - Prepaid Income	\$ 7,569.12
Total Deposits & Prepayments	<u>\$ 8,969.12</u>
Total Liabilities	<u>\$ 8,969.12</u>
Owners' Equity:	
Prior years' balances	
301020 - Fund Change-RE Oper	\$ 16,837.24
Accrual to Cash Adjustments	\$ (10,822.35)
301030 Fund Change-RE Reserve	<u>\$ 105,680.45</u>
Total prior years' balances	<u>\$ 111,695.34</u>
Net Income (Loss)	\$ 19,968.05
Total Liabilities & Owners' Equity	<u><u>\$ 140,632.51</u></u>

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Income Statement

11/30/2024

Year to Date
11 Months Ended
11/30/2024

Revenue:

400110 Assessments	\$	112,843.00
560800 Initial Assessment Operating	\$	500.00
561000 Interest Income	\$	3,979.82
561300 Late Fee	\$	490.00
561415 Legal Expense Reimb	\$	416.10
561500 Misc Income	\$	3,890.00
561650 NSF Fees	\$	35.00
Total 561770 Prior Mgr - AR Fees	\$	840.54
	\$	-
	\$	<u>122,994.46</u>

Expenses:

600100 ADMIN EXPENSE	\$	166.37	
610160 Accounting-Audit	\$	685.00	
610480 Computer Maint/Support	\$	563.81	
610580 Copies	\$	993.62	
Dues/Licenses/Permits	\$	105.00	
610720 Admin-AR Fees Operating	\$	1,036.15	
610740 Legal Expense Operating	\$	2,049.99	
610920 Management Fees Operating	\$	8,814.99	
611240 Office Clerical Svc Operating	\$	295.04	
611280 Office Supplies Operating	\$	2.40	
611360	\$	480.00	
611600 Postage/Delivery Operating	\$	1,389.13	
611960 Website Maint Operating	\$	586.76	
	\$	<u>17,168.26</u>	
612040 Internet Operating	\$	1,682.56	
612080 Electric Operating	\$	8,054.40	
612100 Gas Operating	\$	1,980.39	
612200 Phone Service	\$	770.61	
612240 Trash	\$	227.22	
612260 Water	\$	5,669.75	
	\$	<u>18,384.93</u>	
613500 - Community Property & Events	\$	<u>4,517.15</u>	New sign
614025 Equip-Gas/Oil/Maint	\$	625.64	
615150 Landscape-Maint	\$	16,039.40	
615400 Landscape-Tree Maint Operating	\$	2,901.55	
615700 Maint/Repair Operating	\$	3,295.92	
Pool/Spa-Maint/Supplies	\$	14,585.94	Pool Resurfacing
616550 Pool Mgmt-Lfgds/Monitor Operating	\$	13,813.50	
616950 Security/Safet	\$	692.80	
	\$	<u>51,954.75</u>	
625200 Ins-F&EC or Package Operating	\$	10,935.50	
625550 Taxes-Property Operating	\$	0.87	
Total Expenses	\$	<u>102,961.46</u>	
Net Income	\$	<u>20,033.00</u>	

Balance Sheet

11/30/2024

Assets:

	Adjusted 10/31/2024	November Goodwin Activity Dr	Cr	Adjusted 11/30/2024	November Chase Activity Dr	Cr	Adjusted 11/30/2024
Cash							
Operating Funds							
100101 - Cking - Western Alliance	\$ 10,004.68	\$ 11,590.90	\$ 4,895.93	\$ 16,699.65			\$ 16,699.65
	\$ -			\$ -			\$ -
- Chase #8444 BOD	\$ 10,442.61			\$ 10,442.61	\$ 44,225.00	\$ 200.00	\$ 54,467.61
Total Operating Funds	\$ 20,447.29	\$ 11,590.90	\$ 4,895.93	\$ 27,142.26	\$ 44,225.00	\$ 200.00	\$ 71,167.26
Reserve Funds							
125101 - Reserve -MMA - Western Alliance	\$ 37,762.63	\$ 2.32	\$ 30,000.00	\$ 7,764.95			\$ 7,764.95
XXXXXX - Reserve -CD - Western Alliance 10/12/25 - 4.1%	\$ -	\$ 30,000.00		\$ 30,000.00			\$ 30,000.00
120101 Special Assessments	\$ 0.30			\$ 0.30			\$ 0.30
- US Treasury Direct Account	\$ 31,700.00			\$ 31,700.00			\$ 31,700.00
- US T Bills	\$ 44,000.00			\$ 44,000.00	\$ -	\$ 44,000.00	\$ -
Total Reserve Funds	\$ 113,462.93	\$ 30,002.32	\$ 30,000.00	\$ 113,465.25	\$ -	\$ 44,000.00	\$ 69,465.25
Total Cash	\$ 133,910.22	\$ 41,593.22	\$ 34,895.93	\$ 140,607.51	\$ 44,225.00	\$ 44,200.00	\$ 140,632.51

Total Assets

\$ 133,910.22	\$ 41,593.22	\$ 34,895.93	\$ 140,607.51	\$ 44,225.00	\$ 44,200.00	\$ 140,632.51
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Liabilities:

Deposits & Prepayments

240050 - Refundable Deposits	\$ 1,400.00			\$ 1,400.00			\$ 1,400.00
220010 - Prepaid Income	\$ 8,561.20	\$ 992.08		\$ 7,569.12			\$ 7,569.12
Total Deposits & Prepayments	\$ 9,961.20	\$ 992.08	\$ -	\$ 8,969.12	\$ -	\$ -	\$ 8,969.12

Total Liabilities

\$ 9,961.20	\$ 992.08	\$ -	\$ 8,969.12	\$ -	\$ -	\$ 8,969.12
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Owners' Equity:

Prior years' balances

301020 - Fund Change-RE Oper	\$ 16,837.24			\$ 16,837.24			\$ 16,837.24
Accrual to Cash Adjustments	\$ (10,822.35)			\$ (10,822.35)			\$ (10,822.35)
301030 Fund Change-RE Reserve	\$ 105,680.45			\$ 105,680.45			\$ 105,680.45
Total prior years' balances	\$ 111,695.34	\$ -	\$ -	\$ 111,695.34	\$ -	\$ -	\$ 111,695.34

Net Income (Loss)

\$ 12,253.68	\$ 4,903.85	\$ 12,593.22	\$ 19,943.05	\$ 200.00	\$ 225.00	\$ 19,968.05
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Total Liabilities & Owners' Equity

\$ 133,910.22	\$ 5,895.93	\$ 12,593.22	\$ 140,607.51	\$ 200.00	\$ 225.00	\$ 140,632.51
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400110 Assessments	\$ 101,647.00		\$ 11,196.00	\$ 112,843.00			\$ 112,843.00
560800 Initial Assessment Operating	\$ 500.00			\$ 500.00			\$ 500.00
561000 Interest Income	\$ 3,977.50	\$ 2.32		\$ 3,979.82			\$ 3,979.82
561300 Late Fee	\$ 350.00	\$ 140.00		\$ 490.00			\$ 490.00
561415 Legal Expense Reimb	\$ 416.10			\$ 416.10			\$ 416.10
561500 Misc Income	\$ 3,840.00			\$ 3,840.00	\$ 50.00		\$ 3,890.00
	\$ -			\$ -			\$ -
	\$ -			\$ -			\$ -
561650 NSF Fees	\$ 35.00			\$ 35.00			\$ 35.00
561770 Prior Mgr - AR Fees	\$ 585.64	\$ 254.90		\$ 840.54			\$ 840.54
	\$ 111,351.24	\$ -	\$ 11,593.22	\$ 122,944.46	\$ -	\$ 50.00	\$ 122,994.46

600100 ADMIN EXPENSE	\$ 166.37			\$ 166.37			\$ 166.37
610160 Accounting-Audit	\$ 685.00			\$ 685.00			\$ 685.00
610480 Computer Maint/Support	\$ 563.81			\$ 563.81			\$ 563.81
610580 Copies	\$ 958.92	\$ 34.70		\$ 993.62			\$ 993.62
Dues/Licenses/Permits	\$ 70.00	\$ 35.00		\$ 105.00			\$ 105.00
610720 Admin-AR Fees Operating	\$ 1,036.15			\$ 1,036.15			\$ 1,036.15
610740 Legal Expense Operating	\$ 2,049.99			\$ 2,049.99			\$ 2,049.99
610920 Management Fees Operating	\$ 9,814.99	\$ 1,000.00		\$ 8,814.99			\$ 8,814.99
611240 Office Clerical Svc Operating	\$ 295.04			\$ 295.04			\$ 295.04
611280 Office Supplies Operating	\$ 2.40			\$ 2.40			\$ 2.40
611360	\$ 480.00			\$ 480.00			\$ 480.00
611600 Postage/Delivery Operating	\$ 1,186.21	\$ 2.92		\$ 1,189.13	\$ 200.00		\$ 1,389.13
611960 Website Maint Operating	\$ 586.76			\$ 586.76			\$ 586.76
	\$ 17,895.64	\$ 72.62	\$ 1,000.00	\$ 16,968.26	\$ 200.00	\$ -	\$ 17,168.26
612040 Internet Operating	\$ 915.98	\$ 766.58		\$ 1,682.56			\$ 1,682.56
612080 Electric Operating	\$ 8,229.40			\$ 8,229.40	\$ 175.00		\$ 8,054.40
612100 Gas Operating	\$ 1,885.31	\$ 95.08		\$ 1,980.39			\$ 1,980.39
612200 Phone Service	\$ 770.61			\$ 770.61			\$ 770.61
612240 Trash	\$ 179.84	\$ 47.38		\$ 227.22			\$ 227.22
612260 Water	\$ 5,408.29	\$ 261.46		\$ 5,669.75			\$ 5,669.75
	\$ 17,389.43	\$ 1,170.50	\$ -	\$ 18,559.93	\$ -	\$ 175.00	\$ 18,384.93

613500 - Community Property & Events	\$ 4,517.15			\$ 4,517.15			\$ 4,517.15
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614025 Equip-Gas/Oil/Maint	\$ 625.64			\$ 625.64			\$ 625.64
XXXXX Fire Alarm Monitoring	\$ -	\$ 64.95		\$ 64.95			\$ 64.95
615150 Landscape-Maint	\$ 14,910.40	\$ 1,129.00		\$ 16,039.40			\$ 16,039.40
615400 Landscape-Tree Maint Operating	\$ 2,901.55			\$ 2,901.55			\$ 2,901.55
615700 Maint/Repair Operating	\$ 3,295.92			\$ 3,295.92			\$ 3,295.92
Pool/Spa-Maint/Supplies	\$ 14,585.94			\$ 14,585.94			\$ 14,585.94
616550 Pool Mgmt-Lfgds/Monitor Operating	\$ 12,413.50	\$ 1,400.00		\$ 13,813.50			\$ 13,813.50
616950 Security/Safet	\$ 692.80			\$ 692.80			\$ 692.80
	\$ 49,425.75	\$ 2,593.95	\$ -	\$ 52,019.70	\$ -	\$ -	\$ 52,019.70

625200 Ins-F&EC or Package Operating	\$ 9,868.72	\$ 1,066.78		\$ 10,935.50			\$ 10,935.50
625550 Taxes-Property Operating	\$ 0.87			\$ 0.87			\$ 0.87
	\$ 9,869.59	\$ 1,066.78	\$ -	\$ 10,936.37	\$ -	\$ -	\$ 10,936.37

\$ 99,097.56	\$ 4,903.85	\$ 1,000.00	\$ 103,001.41	\$ 200.00	\$ 175.00	\$ 103,026.41
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\$ 12,253.68	\$ 4,903.85	\$ 12,593.22	\$ 19,943.05	\$ 200.00	\$ 225.00	\$ 19,968.05
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Net Income \$ 7,689.37