Financial Report
3/31/2025

	Balance at 2/28/2025	March Activity	Balance at 3/31/2025	Balance at 12/31/2024	2025 Activity
Operating Funds					
100101 - Cking - Western Alliance	$ 30,720	$ (3,425)	$ 27,295	$ 22,398	$ 4,897
- Chase #8444 BOD	$ 44,578	$ (6,843)	$ 37,735	$ 54,420	$ (16,685)
- US Treasury Direct Account	$ 42,108	$ -	$ 42,108	$ 31,700	$ 10,408
Total Operating Funds	$ 117,406	$ (10,268)	$ 107,138	$ 108,517	$ (1,380)
Reserve Funds (Including CD)	$ 38,969	$ 10,229	$ 49,198	$ 38,865	$ 10,333
Total Cash	**$ 156,375**	**$ (39)**	**$ 156,336**	**$ 147,383**	**$ 8,953**
			-		-

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Balance Sheet

3/31/2025

		Adjusted 3/31/2025
Assets:		
Cash		
Operating Funds		
100101 - Cking - Western Alliance	$	27,295.11
- Chase #8444 BOD	$	37,734.70
Total Operating Funds	$	65,029.81
Reserve Funds		
125101 - Reserve -MMA - Western Alliance	$	8,769.26
XXXXXX - Reserve -CD - Western Alliance 10/12/25 - 4.1%	$	30,398.46
XXXXXX - Reserve -CD - Western Alliance 01/27.26 - 4.0%	$	10,030.15
120101 Special Assessments	$	0.30
- US Treasury Direct Account	$	42,108.00
Total Reserve Funds	$	91,306.17
Total Cash	$	156,335.98
Total Assets	$	156,335.98
Liabilities:		
Deposits & Prepayments		
240050 - Refundable Deposits	$	1,400.00
220010 - Prepaid Income	$	13,414.50
Total Deposits & Prepayments	$	14,814.50
Total Liabilities	$	14,814.50
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)	$	6,356.49
Total Liabilities & Owners' Equity	$	156,335.98
		-

Income Statement
3/31/2025

	1 Months Ended 1/31/2025	March	Year to Date 3 Months Ended 3/31/2025
Revenue:			
400110 Assessments	$ 19,184.98	$ 11,397.58	$ 30,582.56
560800 Initial Assessment Operating	$ -	$ -	$ -
561000 Interest Income	$ 617.25	$ 125.31	$ 742.56
561300 Late Fee	$ 296.50	$ 318.63	$ 615.13
XXXXXX AR Fee Income	$ 215.00	$ 104.10	$ 319.10
561415 Legal Expense Reimb	$ 289.04	$ -	$ 289.04
561500 Miscl Income	$ 200.00	$ 100.00	$ 300.00
561650 NSF Fees	$ -	$ 170.00	$ 170.00
Prior Mgr - AR Fees	$ 543.54	$ (170.00)	$ 373.54
Total Revenue	**$ 21,346.31**	**$ 12,045.62**	**$ 33,391.93**
Expenses:			
600100 ADMIN EXPENSE	$ -	$ -	$ -
610160 Accounting-Audit	$ 100.00	$ 50.00	$ 150.00
610480 Computer Maint/Support	$ 10.00	$ -	$ 10.00
610580 Copies	$ 88.25	$ 41.50	$ 129.75
Dues/Licenses/Permits	$ 90.00	$ 45.00	$ 135.00
610720 Admin-AR Fees Operating	$ 539.00	$ 948.00	$ 1,487.00
610740 Legal Expense Operating	$ -	$ -	$ -
610920 Management Fees Operating	$ 2,060.00	$ 1,030.00	$ 3,090.00
Misc General Expense	$ -	$ -	$ -
611280 Office Supplies Operating	$ -	$ -	$ -
611600 Postage/Delivery Operating	$ 10.95	$ 7.30	$ 18.25
611960 Website Maint Operating	$ 217.34	$ -	$ 217.34
	$ 3,115.54	**$ 2,121.80**	**$ 5,237.34**
612040 Internet Operating	$ 954.26	$ -	$ 954.26
612080 Electric Operating	$ 772.47	$ 550.48	$ 1,322.95
612100 Gas Operating	$ 198.51	$ 95.08	$ 293.59
612200 Phone Service	$ 264.58	$ -	$ 264.58
612240 Trash	$ 157.46	$ 78.73	$ 236.19
612260 Water	$ 960.10	$ 178.51	$ 1,138.61
	$ 3,307.38	**$ 902.80**	**$ 4,210.18**
613500 - Community Property & Events	**$ 42.61**	**$ 42.61**	**$ 629.13**
614025 Equip-Gas/Oil/Maint	$ -	$ 5,359.46	$ 5,359.46
615150 Landscape-Maint	$ 17.04	$ 2,258.00	$ 2,275.04
615400 Landscape-Tree Maint Operating	$ -	$ -	$ -
615700 Maint/Repair Operating	$ -	$ -	$ -
Pool/Spa-Maint/Supplies	$ -	$ 1,264.85	$ 1,264.85
616550 Pool Mgmt-Lfgds/Monitor Operating	$ 2,800.00	$ 2,800.00	$ 5,600.00
616950 Security/Safety	$ 194.85	$ 107.11	$ 301.96
	$ 3,011.89	**$ 11,789.42**	**$ 14,801.31**
625200 Ins-F&EC or Package Operating	$ 2,133.56	$ -	$ 2,133.56
625550 Taxes-Property Operating	$ 23.92	$ -	$ 23.92
	$ 2,157.48	**$ -**	**$ 2,157.48**
Total Expenses	**$ 11,634.90**	**$ 14,856.63**	**$ 27,035.44**
Net Income	**$ 9,711.41**	**$ (2,811.01)**	**$ 6,356.49**

Income Statement
3/31/2025

	Year to Date 3 Months Ended 3/31/2025	Year to Date Budget	Difference
Revenue:			
400110 Assessments	$ 30,582.56	$ 32,100.00	$ (1,517.44)
560800 Initial Assessment Operating	$ -		$ -
561000 Interest Income	$ 742.56	$ 30.00	$ 712.56
561300 Late Fee	$ 615.13		$ 615.13
XXXXXX AR Fee Income	$ 319.10		$ 319.10
561415 Legal Expense Reimb	$ 289.04		$ 289.04
561500 Miscl Income	$ 300.00		$ 300.00
561650 NSF Fees	$ 170.00		$ 170.00
Prior Mgr - AR Fees	$ 373.54		$ 373.54
Total Revenue	$ 33,391.93	$ 32,130.00	$ 1,261.93
Expenses:			
600100 ADMIN EXPENSE	$ -	$ 501.00	$ (501.00)
610160 Accounting-Audit	$ 150.00		$ 150.00
610480 Computer Maint/Support	$ 10.00		$ 10.00
610580 Copies	$ 129.75		$ 129.75
Dues/Licenses/Permits	$ 135.00	$ 450.00	$ (315.00)
610720 Admin-AR Fees Operating	$ 1,487.00	$ 498.00	$ 989.00
610740 Legal Expense Operating	$ -	$ 1,667.00	$ (1,667.00)
610920 Management Fees Operating	$ 3,090.00	$ 3,090.00	$ -
Misc General Expense	$ -	$ 150.00	$ (150.00)
Other Professional Svcs	$ -	$ 4,000.00	$ (4,000.00)
611600 Postage/Delivery Operating	$ 18.25	$ 126.00	$ (107.75)
Printing-Coupons/Stmts	$ -	$ 498.00	$ (498.00)
611960 Website Maint Operating	$ 217.34	$ 480.00	$ (262.66)
	$ 5,237.34	**$ 11,460.00**	**$ (6,222.66)**
612040 Internet Operating	$ 954.26	$ 408.00	$ 546.26
612080 Electric Operating	$ 1,322.95	$ 3,000.00	$ (1,677.05)
612100 Gas Operating	$ 293.59	$ -	$ 293.59
612200 Phone Service	$ 264.58	$ 225.00	$ 39.58
612240 Trash	$ 236.19	$ -	$ 236.19
612260 Water	$ 1,138.61	$ 660.00	$ 478.61
	$ 4,210.18	**$ 4,293.00**	**$ (82.82)**
613500 - Community Property & Events	**$ 629.13**	$ 437.00	$ 192.13
Common Area Allocation	$ -	$ 1,717.50	$ (1,717.50)
614025 Equip-Gas/Oil/Maint	$ 5,359.46	$ 1,750.00	$ 3,609.46
615150 Landscape-Maint	$ 2,275.04	$ 4,800.00	$ (2,524.96)
615400 Landscape-Tree Maint Operating	$ -	$ 2,000.00	$ (2,000.00)
615700 Maint/Repair Operating	$ -		$ -
Plumbing Maint/Repair	$ -	$ 250.00	$ (250.00)
Pool/Spa-Maint/Supplies	$ 1,264.85		$ 1,264.85
616550 Pool Mgmt-Lfgds/Monitor Operating	$ 5,600.00	$ 4,200.00	$ 1,400.00
616950 Security/Safety	$ 301.96	$ 195.00	$ 106.96
	$ 14,801.31	**$ 14,912.50**	**$ (111.19)**
625200 Ins-F&EC or Package Operating	$ 2,133.56		$ 2,133.56
625550 Taxes-Property Operating	$ 23.92	$ 25.00	$ (1.08)
Total Expenses	$ 27,035.44	$ 31,127.50	$ (4,092.06)
Net Income	**$ 6,356.49**	**$ 1,002.50**	**$ 5,353.99**

Under Budget

We are $5,353.99 to the good

Balance Sheet
3/31/2025

	Adjusted	March Goodwin Activity		Adjusted	March Chase Activity		Adjusted
Assets:	2/28/2025	Dr	Cr	3/31/2025	Dr	Cr	3/31/2025
Cash							
Operating Funds							
100101 - Cking - Western Alliance	$ 35,341.20	$ 11,821.51	$ 19,867.60	$ 27,295.11			$ 27,295.11
	$ -			$ -			$ -
- Chase #8444 BOD	$ 43,973.73			$ 43,973.73	$ 450.00	$ 6,689.03	$ 37,734.70
Total Operating Funds	$ 79,314.93	$ 11,821.51	$ 19,867.60	$ 71,268.84	$ 450.00	$ 6,689.03	$ 65,029.81
Reserve Funds							
125101 - Reserve -MMA - Western Alliance	$ 8,768.75	$ 0.51		$ 8,769.26			$ 8,769.26
XXXXXX - Reserve -CD - Western Alliance 10/12/25 - 4.1%	$ 30,305.01	$ 93.45		$ 30,398.46			$ 30,398.46
XXXXXX - Reserve -CD - Western Alliance 01/27.26 - 4.0%	$ -	$ 10,030.15		$ 10,030.15			$ 10,030.15
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	$ 81,182.06	$ 10,124.11	$ -	$ 91,306.17	$ -	$ -	$ 91,306.17
Total Cash	$ 160,496.99	$ 21,945.62	$ 19,867.60	$ 162,575.01	$ 450.00	$ 6,689.03	$ 156,335.98
Total Assets	$ 160,496.99	$ 21,945.62	$ 19,867.60	$ 162,575.01	$ 450.00	$ 6,689.03	$ 156,335.98
Liabilities:							
Deposits & Prepayments							
240050 - Refundable Deposits	$ 1,400.00			$ 1,400.00			$ 1,400.00
220010 - Prepaid Income	$ 14,764.50	$ 1,350.00		$ 13,414.50			$ 13,414.50
Total Deposits & Prepayments	$ 16,164.50	$ 1,350.00	$ -	$ 14,814.50	$ -	$ -	$ 14,814.50
Total Liabilities	$ 16,164.50	$ 1,350.00	$ -	$ 14,814.50	$ -	$ -	$ 14,814.50
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)	$ 9,167.50	$ 8,687.60	$ 12,115.62	$ 12,595.52	$ 6,689.03	$ 450.00	$ 6,356.49
Total Liabilities & Owners' Equity	$ 160,496.99	$ 10,037.60	$ 12,115.62	$ 162,575.01	$ 6,689.03	$ 450.00	$ 156,335.98
	-	-		-	-		-

Goodwin - $1700 of 2024 interest needs to be added to the Fund Change 2024 amount
Goodwin - $408 needs to be added to 2025 interest income

	Adjusted 2/28/2025	Goodwin Dr	Goodwin Cr	Adjusted 3/31/2025	Chase Dr	Chase Cr	Adjusted 3/31/2025
					$ -		
				$ 406.88			
400110 Assessments	$ 19,184.98		$ 11,397.58	$ 30,582.56			$ 30,582.56
560800 Initial Assessment Operating	$ -			$ -			$ -
561000 Interest Income	$ 617.25		$ 125.31	$ 742.56			$ 742.56
561300 Late Fee	$ 296.50		$ 318.63	$ 615.13			$ 615.13
XXXXXX AR Fee Income	$ 215.00		$ 104.10	$ 319.10			$ 319.10
561415 Legal Expense Reimb	$ 289.04		$ -	$ 289.04			$ 289.04
561500 Miscl Income	$ 200.00			$ 200.00		$ 100.00	$ 300.00
561650 NSF Fees	$ -		$ 170.00	$ 170.00			$ 170.00
Prior Mgr - AR Fees	$ 543.54	$ 170.00		$ 373.54			$ 373.54
	$ 21,346.31	$ 170.00	$ 12,115.62	$ 33,291.93	$ -	$ 100.00	$ 33,391.93
600100 ADMIN EXPENSE	$ -			$ -			$ -
610160 Accounting-Audit	$ 100.00	$ 50.00		$ 150.00			$ 150.00
Bank Charges - Return Pmt	$ 10.00	$ -		$ 10.00			$ 10.00
610580 Copies	$ 88.25	$ 41.50		$ 129.75			$ 129.75
Dues/Licenses/Permits	$ 90.00	$ 45.00		$ 135.00			$ 135.00
610720 Admin-AR Fees Operating	$ 539.00	$ 948.00		$ 1,487.00			$ 1,487.00
610740 Legal Expense Operating	$ -			$ -			$ -
610920 Management Fees Operating	$ 2,060.00	$ 1,030.00		$ 3,090.00			$ 3,090.00
611240 Office Clerical Svc Operating	$ -			$ -			$ -
611280 Office Supplies Operating	$ -			$ -			$ -
611600 Postage/Delivery Operating	$ 10.95	$ 7.30		$ 18.25			$ 18.25
611960 Website Maint Operating	$ 217.34			$ 217.34			$ 217.34
	$ 3,115.54	**$ 2,121.80**	**$ -**	**$ 5,237.34**	**$ -**	**$ -**	**$ 5,237.34**
612040 Internet Operating	$ 954.26			$ 954.26			$ 954.26
612080 Electric Operating	$ 772.47	$ 900.48		$ 1,672.95		$ 350.00	$ 1,322.95
612100 Gas Operating	$ 198.51	$ 95.08		$ 293.59			$ 293.59
612200 Phone Service	$ 264.58			$ 264.58			$ 264.58
612240 Trash	$ 157.46	$ 78.73		$ 236.19			$ 236.19
612260 Water	$ 960.10	$ 178.51		$ 1,138.61			$ 1,138.61
	$ 3,307.38	**$ 1,252.80**	**$ -**	**$ 4,560.18**	**$ -**	**$ 350.00**	**$ 4,210.18**
613500 - Community Property & Events	**$ 586.52**			**$ 586.52**	**$ 42.61**		**$ 629.13**
614025 Equip-Gas/Oil/Maint	$ -			$ -	$ 5,359.46		$ 5,359.46
615150 Landscape-Maint	$ 17.04	$ 2,258.00		$ 2,275.04			$ 2,275.04
615400 Landscape-Tree Maint Operating	$ -			$ -			$ -
615700 Maint/Repair Operating	$ -			$ -			$ -
Pool/Spa-Maint/Supplies	$ -	$ 85.00		$ 85.00	$ 1,179.85		$ 1,264.85
616550 Pool Mgmt-Lfgds/Monitor Operating	$ 2,800.00	$ 2,800.00		$ 5,600.00			$ 5,600.00
616950 Security/Safety/Monitoring	$ 194.85			$ 194.85	$ 107.11		$ 301.96
	$ 3,011.89	**$ 5,143.00**	**$ -**	**$ 8,154.89**	**$ 6,646.42**	**$ -**	**$ 14,801.31**
625200 Ins-F&EC or Package Operating	$ 2,133.56			$ 2,133.56			$ 2,133.56
625550 Taxes-Property Operating	$ 23.92			$ 23.92			$ 23.92
	$ 2,157.48	**$ -**	**$ -**	**$ 2,157.48**	**$ -**	**$ -**	**$ 2,157.48**
	$ 12,178.81	$ 8,517.60	$ -	$ 20,696.41	$ 6,689.03	$ 350.00	$ 27,035.44
	$ 9,167.50	**$ 8,687.60**	**$ 12,115.62**	**$ 12,595.52**	**$ 6,689.03**	**$ 450.00**	**$ 6,356.49**
				-			
		Net Income	**$ 3,428.02**				