

# Financial Report

## 10/31/2024

	Balance at 9/30/2024	October Activity	Balance at 10/31/2024	Balance at 12/31/2023	2024 Activity
<b>Operating Funds</b>					
100101 - Cking - Western Alliance	\$ 4,844	\$ 5,161	\$ 10,005	\$ 23,245	\$ (13,241)
- Chase #8444 BOD	\$ 10,972	\$ (529)	\$ 10,443	\$ 10,959	\$ (516)
- US Treasury Direct Account	\$ 31,700	\$ -	\$ 31,700	\$ 20,000	\$ 11,700
- US T Bills	\$ 44,000	\$ -	\$ 44,000	\$ -	\$ 44,000
Total Operating Funds	\$ 91,516	\$ 4,632	\$ 96,147	\$ 54,204	\$ 41,943
Reserve Funds	\$ 34,753	\$ 3,010	\$ 37,763	\$ 82,479	\$ (44,716)
<b>Total Cash</b>	<b>\$ 126,268</b>	<b>\$ 7,642</b>	<b>\$ 133,910</b>	<b>\$ 136,683</b>	<b>\$ (2,773)</b>

# Balance Sheet

10/31/2024

	Adjusted 10/31/2024
<b>Assets:</b>	
<b>Cash</b>	
Operating Funds	
100101 - Cking - Western Alliance	\$ 10,004.68
- Chase #8444 BOD	\$ 10,442.61
Total Operating Funds	<u>\$ 20,447.29</u>
Reserve Funds	
125101 - Reserve -MMA - Western Alliance	\$ 37,762.63
120101 Special Assessments	\$ 0.30
- US Treasury Direct Account	\$ 31,700.00
- US T Bills	\$ 44,000.00
Total Reserve Funds	<u>\$ 113,462.93</u>
<b>Total Cash</b>	<u>\$ 133,910.22</u>
<b>Total Assets</b>	<u><u>\$ 133,910.22</u></u>
<b>Liabilities:</b>	
<b>Deposits &amp; Prepayments</b>	
240050 - Refundable Deposits	#REF!
220010 - Prepaid Income	\$ 8,561.20
<b>Total Deposits &amp; Prepayments</b>	<u>#REF!</u>
<b>Total Liabilities</b>	<u>#REF!</u>
<b>Owners' Equity:</b>	
<b>Prior years' balances</b>	
301020 - Fund Change-RE Oper	\$ 16,837.24
Accrual to Cash Adjustments	\$ (10,822.35)
301030 Fund Change-RE Reserve	\$ 105,680.45
<b>Total prior years' balances</b>	<u>\$ 111,695.34</u>
<b>Net Income (Loss)</b>	\$ 12,253.68
<b>Total Liabilities &amp; Owners' Equity</b>	<u><u>#REF!</u></u> <u>#REF!</u>

# Income Statement

## 10/31/2024

Year to Date  
10 Months Ended  
10/31/2024

### Revenue:

400110 Assessments	\$	101,647.00
560800 Initial Assessment Operating	\$	500.00
561000 Interest Income	\$	3,977.50
561300 Late Fee	\$	350.00
561415 Legal Expense Reimb	\$	416.10
561500 Miscl Income	\$	3,840.00
561650 NSF Fees	\$	35.00
<b>Tota</b> 561770 Prior Mgr - AR Fees	\$	585.64
	\$	-
	\$	<u>111,351.24</u>

### Expenses:

600100 ADMIN EXPENSE	\$	166.37
610160 Accounting-Audit	\$	685.00
610480 Computer Maint/Support	\$	563.81
610580 Copies	\$	958.92
Dues/Licenses/Permits	\$	70.00
610720 Admin-AR Fees Operating	\$	1,036.15
610740 Legal Expense Operating	\$	2,049.99
610920 Management Fees Operating	\$	9,814.99
611240 Office Clerical Svc Operating	\$	295.04
611280 Office Supplies Operating	\$	2.40
611360	\$	480.00
611600 Postage/Delivery Operating	\$	1,186.21
611960 Website Maint Operating	\$	586.76
	\$	<u>17,895.64</u>
612040 Internet Operating	\$	915.98
612080 Electric Operating	\$	8,229.40
612100 Gas Operating	\$	1,885.31
612200 Phone Service	\$	770.61
612240 Trash	\$	179.84
612260 Water	\$	5,408.29
	\$	<u>17,389.43</u>
613500 - Community Property & Events	\$	<u>4,517.15</u> New sign
614025 Equip-Gas/Oil/Maint	\$	625.64
615150 Landscape-Maint	\$	14,910.40
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	\$	12,413.50
616950 Security/Safet	\$	692.80
	\$	<u>49,425.75</u>
625200 Ins-F&EC or Package Operating	\$	9,868.72
625550 Taxes-Property Operating	\$	0.87
<b>Total Expenses</b>	\$	<u>99,097.56</u>
<b>Net Income</b>	\$	<u>12,253.68</u>

**Balance Sheet**  
**10/31/2024**

**Assets:**

	Adjusted 9/30/2024	October Goodwin Activity Dr Cr	Adjusted 10/31/2024	October Chase Activity Dr Cr	Adjusted 10/31/2024
<b>Cash</b>					
Operating Funds					
100101 - Cking - Western Alliance	\$ 4,843.69	\$ 11,675.99	\$ 6,515.00	\$ 10,004.68	\$ 10,004.68
	\$ -		\$ -		\$ -
- Chase #8444 BOD	\$ 10,972.00		\$ 10,972.00	\$ 475.00	\$ 1,004.39
Total Operating Funds	\$ 15,815.69	\$ 11,675.99	\$ 6,515.00	\$ 20,976.68	\$ 475.00
Reserve Funds					
125101 - Reserve -MMA - Western Alliance	\$ 34,752.66	\$ 3,009.97	\$ 37,762.63		\$ 37,762.63
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	\$ 110,452.96	\$ 3,009.97	\$ -	\$ 113,462.93	\$ -
<b>Total Cash</b>	\$ 126,268.65	\$ 14,685.96	\$ 6,515.00	\$ 134,439.61	\$ 475.00
<b>Total Assets</b>	\$ 126,268.65	\$ 14,685.96	\$ 6,515.00	\$ 134,439.61	\$ 475.00

**Liabilities:**

<b>Deposits &amp; Prepayments</b>					
240050 - Refundable Deposits	\$ 1,400.00		\$ 1,400.00		\$ 1,400.00
220010 - Prepaid Income	\$ 10,176.20	\$ 1,615.00	\$ 8,561.20		\$ 8,561.20
<b>Total Deposits &amp; Prepayments</b>	\$ 11,576.20	\$ 1,615.00	\$ -	\$ 9,961.20	\$ -
<b>Total Liabilities</b>	\$ 11,576.20	\$ 1,615.00	\$ -	\$ 9,961.20	\$ -

**Owners' Equity:**

<b>Prior years' balances</b>					
301020 - Fund Change-RE Oper	\$ 16,837.24		\$ 16,837.24		\$ 16,837.24
Accrual to Cash Adjustments	\$ (17,198.44)	\$ 6,376.09	\$ (10,822.35)		\$ (10,822.35)
301030 Fund Change-RE Reserve	\$ 105,680.45		\$ 105,680.45		\$ 105,680.45
<b>Total prior years' balances</b>	\$ 105,319.25	\$ -	\$ 6,376.09	\$ 111,695.34	\$ -
<b>Net Income (Loss)</b>	\$ 9,373.20	\$ 6,515.00	\$ 9,924.87	\$ 12,783.07	\$ 1,004.39
<b>Total Liabilities &amp; Owners' Equity</b>	\$ 126,268.65	\$ 8,130.00	\$ 16,300.96	\$ 134,439.61	\$ 475.00

400110 Assessments	\$ 91,812.00	\$ 9,835.00	\$ 101,647.00		\$ 101,647.00
560800 Initial Assessment Operating	\$ 500.00		\$ 500.00		\$ 500.00
561000 Interest Income	\$ 3,972.63	\$ 4.87	\$ 3,977.50	\$ -	\$ 3,977.50
561300 Late Fee	\$ 340.00	\$ 10.00	\$ 350.00		\$ 350.00
561415 Legal Expense Reimb	\$ 416.10		\$ 416.10		\$ 416.10
561500 Misc Income	\$ 3,540.00		\$ 3,540.00	\$ 300.00	\$ 3,840.00
	\$ -		\$ -		\$ -
	\$ -		\$ -		\$ -
561650 NSF Fees	\$ 35.00		\$ 35.00		\$ 35.00
561770 Prior Mgr - AR Fees	\$ 510.64	\$ 75.00	\$ 585.64		\$ 585.64
	\$ 101,126.37	\$ -	\$ 9,924.87	\$ 111,051.24	\$ 300.00

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	\$ 887.57	\$ 71.35	\$ 958.92		\$ 958.92
Dues/Licenses/Permits	\$ 35.00	\$ 35.00	\$ 70.00		\$ 70.00
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	\$ 8,814.99	\$ 1,000.00	\$ 9,814.99		\$ 9,814.99
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	\$ 1,181.10	\$ 5.11	\$ 1,186.21		\$ 1,186.21
611960 Website Maint Operating	\$ 586.76		\$ 586.76		\$ 586.76
	\$ 16,784.18	\$ 1,111.46	\$ 17,895.64	\$ -	\$ 17,895.64
612040 Internet Operating	\$ 915.98		\$ 915.98		\$ 915.98
612080 Electric Operating	\$ 7,650.85	\$ 753.55	\$ 8,404.40	\$ 175.00	\$ 8,229.40
612100 Gas Operating	\$ 1,865.86	\$ 19.45	\$ 1,885.31		\$ 1,885.31
612200 Phone Service	\$ 513.74	\$ 256.87	\$ 770.61		\$ 770.61
612240 Trash	\$ 45.13	\$ 134.71	\$ 179.84		\$ 179.84
612260 Water	\$ 4,830.06	\$ 578.23	\$ 5,408.29		\$ 5,408.29
	\$ 15,821.62	\$ 1,742.81	\$ 17,564.43	\$ -	\$ 175.00

613500 - Community Property & Events	\$ 4,131.46		\$ 4,131.46	\$ 385.69	\$ 4,517.15
614025 Equip-Gas/Oil/Maint	\$ 625.64		\$ 625.64		\$ 625.64
615150 Landscape-Maint	\$ 13,781.40	\$ 1,129.00	\$ 14,910.40		\$ 14,910.40
615400 Landscape-Tree Maint Operating	\$ 2,700.00		\$ 2,700.00	\$ 201.55	\$ 2,901.55
615700 Maint/Repair Operating	\$ 2,878.77		\$ 2,878.77	\$ 417.15	\$ 3,295.92
Pool/Spa-Maint/Supplies	\$ 14,585.94		\$ 14,585.94		\$ 14,585.94
616550 Pool Mgmt-Lfgds/Monitor Operating	\$ 11,013.50	\$ 1,400.00	\$ 12,413.50		\$ 12,413.50
616950 Security/Safet	\$ 627.85	\$ 64.95	\$ 692.80		\$ 692.80
	\$ 46,213.10	\$ 2,593.95	\$ 48,807.05	\$ 618.70	\$ 49,425.75

625200 Ins-F&EC or Package Operating	\$ 8,801.94	\$ 1,066.78	\$ 9,868.72		\$ 9,868.72
625550 Taxes-Property Operating	\$ 0.87		\$ 0.87		\$ 0.87
	\$ 8,802.81	\$ 1,066.78	\$ 9,869.59	\$ -	\$ 9,869.59
	\$ 91,753.17	\$ 6,515.00	\$ -	\$ 98,268.17	\$ 1,004.39
	\$ 9,373.20	\$ 6,515.00	\$ 9,924.87	\$ 12,783.07	\$ 1,004.39