

Financial Report
12/31/2024

	Balance at 11/30/2024	December Activity	Balance at 12/31/2024	Balance at 12/31/2023	2024 Activity
Operating Funds					
100101 - Cking - Western Alliance	\$ 16,700	\$ 5,698	\$ 22,398	\$ 23,245	\$ (848)
- Chase #8444 BOD	\$ 54,468	\$ (48)	\$ 54,420	\$ 10,959	\$ 43,461
- US Treasury Direct Account	\$ 31,700	\$ -	\$ 31,700	\$ 20,000	\$ 11,700
- US T Bills	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Funds	\$ 102,867	\$ 5,650	\$ 108,517	\$ 54,204	\$ 54,313
Reserve Funds (Including CD)	\$ 37,765	\$ 1,100	\$ 38,865	\$ 82,479	\$ (43,614)
Total Cash	\$ 140,632	\$ 6,750	\$ 147,383	\$ 136,683	\$ 10,699

Balance Sheet

12/31/2024

	Adjusted 12/31/2024
Assets:	
Cash	
Operating Funds	
100101 - Cking - Western Alliance	\$ 22,397.84
- Chase #8444 BOD	\$ 54,419.63
Total Operating Funds	<u>\$ 76,817.47</u>
Reserve Funds	
125101 - Reserve -MMA - Western Alliance	\$ 8,766.02
XXXXXX - Reserve -CD - Western Alliance 10/12/25 - 4.1%	\$ 30,099.12
120101 Special Assessments	\$ 0.30
- US Treasury Direct Account	\$ 31,700.00
- US T Bills	\$ -
Total Reserve Funds	<u>\$ 70,565.44</u>
Total Cash	<u>\$ 147,382.91</u>
Total Assets	<u><u>\$ 147,382.91</u></u>
Liabilities:	
Deposits & Prepayments	
240050 - Refundable Deposits	\$ 1,400.00
220010 - Prepaid Income	<u>\$ 10,817.92</u>
Total Deposits & Prepayments	<u>\$ 12,217.92</u>
Total Liabilities	<u>\$ 12,217.92</u>
Owners' Equity:	
Prior years' balances	
301020 - Fund Change-RE Oper	\$ 16,837.24
Accrual to Cash Adjustments	\$ (10,841.71)
301030 Fund Change-RE Reserve	<u>\$ 105,680.45</u>
Total prior years' balances	<u>\$ 111,675.98</u>
Net Income (Loss)	\$ 23,489.01
Total Liabilities & Owners' Equity	<u><u>\$ 147,382.91</u></u>

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Income Statement

12/31/2024

Year to Date
12 Months Ended
12/31/2024

Revenue:

400110 Assessments	\$	123,243.10
560800 Initial Assessment Operating	\$	500.00
561000 Interest Income	\$	3,980.27
561300 Late Fee	\$	656.50
561415 Legal Expense Reimb	\$	416.10
561500 Misl Income	\$	3,890.00
561650 NSF Fees	\$	-
Total 561770 Prior Mgr - AR Fees	\$	840.54
	\$	-
	\$	<u>133,526.51</u>

Expenses:

600100 ADMIN EXPENSE	\$	166.37	
610160 Accounting-Audit	\$	935.00	
610480 Computer Maint/Support	\$	563.81	
610580 Copies	\$	1,229.47	
Dues/Licenses/Permits	\$	140.00	
610720 Admin-AR Fees Operating	\$	1,124.15	
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	\$	1,471.62	
611960 Website Maint Operating	\$	586.76	
	\$	<u>18,859.60</u>	
612040 Internet Operating	\$	2,446.23	
612080 Electric Operating	\$	7,879.40	
612100 Gas Operating	\$	2,075.47	
612200 Phone Service	\$	770.61	
612240 Trash	\$	305.95	
612260 Water	\$	6,388.31	
	\$	<u>19,865.97</u>	
613500 - Community Property & Events	\$	<u>4,517.15</u>	New sign
614025 Equip-Gas/Oil/Maint	\$	625.64	
615150 Landscape-Maint	\$	17,168.40	
615400 Landscape-Tree Maint Operating	\$	3,124.53	
615700 Maint/Repair Operating	\$	3,295.92	
Pool/Spa-Maint/Supplies	\$	14,585.94	Pool Resurfacing
616550 Pool Mgmt-Lfgds/Monitor Operating	\$	15,213.50	
616950 Security/Safet	\$	757.75	
	\$	<u>54,771.68</u>	
625200 Ins-F&EC or Package Operating	\$	12,002.28	
625550 Taxes-Property Operating	\$	0.87	
Total Expenses	\$	<u>110,017.55</u>	
Net Income	\$	<u>23,508.96</u>	

Balance Sheet

12/31/2024

Assets:

	Adjusted 11/30/2024	December Dr	Goodwin Activity Cr	Adjusted 12/31/2024	December Chase Activity Dr	Cr	Adjusted 12/31/2024
Cash							
Operating Funds							
100101 - Cking - Western Alliance	\$ 16,699.65	\$ 13,825.40	\$ 8,127.21	\$ 22,397.84			\$ 22,397.84
	\$ -			\$ -			\$ -
- Chase #8444 BOD	\$ 54,467.61			\$ 54,467.61	\$ 175.00	\$ 222.98	\$ 54,419.63
Total Operating Funds	\$ 71,167.26	\$ 13,825.40	\$ 8,127.21	\$ 76,865.45	\$ 175.00	\$ 222.98	\$ 76,817.47
Reserve Funds							
125101 - Reserve -MMA - Western Alliance	\$ 7,764.95	\$ 1,001.07		\$ 8,766.02			\$ 8,766.02
XXXXXX - Reserve -CD - Western Alliance 10/12/25 - 4.1%	\$ 30,000.00	\$ 99.12		\$ 30,099.12			\$ 30,099.12
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	\$ -			\$ -			\$ -
Total Reserve Funds	\$ 69,465.25	\$ 1,100.19	\$ -	\$ 70,565.44	\$ -	\$ -	\$ 70,565.44
Total Cash	\$ 140,632.51	\$ 14,925.59	\$ 8,127.21	\$ 147,430.89	\$ 175.00	\$ 222.98	\$ 147,382.91
Total Assets	\$ 140,632.51	\$ 14,925.59	\$ 8,127.21	\$ 147,430.89	\$ 175.00	\$ 222.98	\$ 147,382.91

Liabilities:

Deposits & Prepayments							
240050 - Refundable Deposits	\$ 1,400.00			\$ 1,400.00			\$ 1,400.00
220010 - Prepaid Income	\$ 7,569.12		\$ 3,248.80	\$ 10,817.92			\$ 10,817.92
Total Deposits & Prepayments	\$ 8,969.12	\$ -	\$ 3,248.80	\$ 12,217.92	\$ -	\$ -	\$ 12,217.92
Total Liabilities	\$ 8,969.12	\$ -	\$ 3,248.80	\$ 12,217.92	\$ -	\$ -	\$ 12,217.92

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)	\$ 19.36	\$ -	\$ (10,841.71)			\$ (10,841.71)
301030 Fund Change-RE Reserve	\$ 105,680.45			\$ 105,680.45			\$ 105,680.45
Total prior years' balances	\$ 111,695.34	\$ 19.36	\$ -	\$ 111,675.98	\$ -	\$ -	\$ 111,675.98
Net Income (Loss)	\$ 19,968.05	\$ 7,043.11	\$ 10,612.05	\$ 23,536.99	\$ 222.98	\$ 175.00	\$ 23,489.01
Total Liabilities & Owners' Equity	\$ 140,632.51	\$ 7,062.47	\$ 13,860.85	\$ 147,430.89	\$ 222.98	\$ 175.00	\$ 147,382.91

400110 Assessments	\$ 112,843.00		\$ 10,400.10	\$ 123,243.10			\$ 123,243.10
560800 Initial Assessment Operating	\$ 500.00			\$ 500.00			\$ 500.00
561000 Interest Income	\$ 3,979.82		\$ 0.45	\$ 3,980.27			\$ 3,980.27
561300 Late Fee	\$ 490.00		\$ 166.50	\$ 656.50			\$ 656.50
XXXXXX AR Fee Income	\$ -		\$ 45.00	\$ 45.00			\$ 45.00
561415 Legal Expense Reimb	\$ 416.10			\$ 416.10			\$ 416.10
561500 Misc Income	\$ 3,890.00			\$ 3,890.00			\$ 3,890.00
	\$ -			\$ -			\$ -
	\$ -			\$ -			\$ -
561650 NSF Fees	\$ 35.00	\$ 35.00		\$ -			\$ -
561770 Prior Mgr - AR Fees	\$ 840.54			\$ 840.54			\$ 840.54
	\$ 122,994.46	\$ 35.00	\$ 10,612.05	\$ 133,571.51	\$ -	\$ -	\$ 133,571.51

600100 ADMIN EXPENSE	\$ 166.37			\$ 166.37			\$ 166.37
610160 Accounting-Audit	\$ 685.00	\$ 250.00		\$ 935.00			\$ 935.00
610480 Computer Maint/Support	\$ 563.81			\$ 563.81			\$ 563.81
610580 Copies	\$ 993.62	\$ 235.85		\$ 1,229.47			\$ 1,229.47
Dues/Licenses/Permits	\$ 105.00	\$ 35.00		\$ 140.00			\$ 140.00
610720 Admin-AR Fees Operating	\$ 1,036.15	\$ 88.00		\$ 1,124.15			\$ 1,124.15
610740 Legal Expense Operating	\$ 2,049.99			\$ 2,049.99			\$ 2,049.99
610820 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	\$ 1,369.13	\$ 82.49		\$ 1,471.62			\$ 1,471.62
611960 Website Maint Operating	\$ 586.76			\$ 586.76			\$ 586.76
	\$ 17,168.26	\$ 1,691.34	\$ -	\$ 18,859.60	\$ -	\$ -	\$ 18,859.60

612040 Internet Operating	\$ 1,682.56	\$ 763.67		\$ 2,446.23			\$ 2,446.23
612080 Electric Operating	\$ 8,054.40			\$ 8,054.40	\$ 175.00		\$ 7,879.40
612100 Gas Operating	\$ 1,980.39	\$ 95.08		\$ 2,075.47			\$ 2,075.47
612200 Phone Service	\$ 770.61			\$ 770.61			\$ 770.61
612240 Trash	\$ 227.22	\$ 78.73		\$ 305.95			\$ 305.95
612260 Water	\$ 5,669.75	\$ 718.56		\$ 6,388.31			\$ 6,388.31
	\$ 18,384.93	\$ 1,656.04	\$ -	\$ 20,040.97	\$ -	\$ 175.00	\$ 19,865.97

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	\$ 16,039.40	\$ 1,129.00		\$ 17,168.40			\$ 17,168.40
615400 Landscape-Tree Maint Operating	\$ 2,901.55			\$ 2,901.55	\$ 222.98		\$ 3,124.53
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	\$ 13,813.50	\$ 1,400.00		\$ 15,213.50			\$ 15,213.50
616950 Security/Safet	\$ 692.80	\$ 64.95		\$ 757.75			\$ 757.75
	\$ 52,019.70	\$ 2,593.95	\$ -	\$ 54,613.65	\$ 222.98	\$ -	\$ 54,836.63

625200 Ins-F&EC or Package Operating	\$ 10,935.50	\$ 1,066.78		\$ 12,002.28			\$ 12,002.28
625550 Taxes-Property Operating	\$ 0.87			\$ 0.87			\$ 0.87
	\$ 10,936.37	\$ 1,066.78	\$ -	\$ 12,003.15	\$ -	\$ -	\$ 12,003.15

	\$ 103,026.41	\$ 7,008.11	\$ -	\$ 110,034.52	\$ 222.98	\$ 175.00	\$ 110,082.50
	\$ 19,968.05	\$ 7,043.11	\$ 10,612.05	\$ 23,536.99	\$ 222.98	\$ 175.00	\$ 23,489.01

Net Income \$ 3,568.94