

**Club Residences Owners Association
Balance Sheets
As of the Dates Indicated**

Printed: 05/31/23

Operating Fund	12/31/21	12/31/22
Current Assets		
First Bank Operating Account	11,493	11,192
Total Cash	<u>11,493</u>	<u>11,192</u>
Accounts Receivable	2,507	3,433
Prepaid Expenses	0	0
Total Assets	<u>14,000</u>	<u>14,625</u>
Liabilities and Fund Equity		
Current Liabilities		
Accounts Payable	310	116
Due To (From) Reserve Fund	0	0
Deferred Revenue	0	0
Prepaid Assessments	0	0
Member Working Capital Deposits	14,625	14,625
Total	<u>14,935</u>	<u>14,741</u>
Fund Equity		
Operating Fund Balance	(935)	(116)
Total Fund Equity	<u>(935)</u>	<u>(116)</u>
Total Liabilities and Fund Equity	<u>14,000</u>	<u>14,625</u>
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Replacement Fund		
	12/31/21	12/31/22
Current Assets		
Replacement Reserve Bank Account	0	0
Due From (To) Operating Fund	0	0
Total Assets	<u>0</u>	<u>0</u>
Liabilities and Fund Equity		
Current Liabilities		
Deferred Reserve Revenue	0	0
Total Liabilities	<u>0</u>	<u>0</u>
Fund Equity		
Replacement Reserve Fund Balance	0	0
Total Fund Equity	<u>0</u>	<u>0</u>
Total Liabilities and Fund Equity	<u>0</u>	<u>0</u>
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No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

**Club Residences Owners Association
Statement of Revenues, Expenses and Changes in Fund Balance
Actual, Budget and Forecast for the Periods Indicated**

Printed: 05/31/23

Operating Fund	Fiscal Yr	Approved	Forecast	12 Months	12 Months	Variance
	Ended	2022	Variance	Ended	Ended	Variance
	12/31/21	2022	Favorable	12/31/22	12/31/22	Favorable
	Actual	Budget	(Unfavor)	Actual	Budget	(Unfavor)
Revenues						
Operating Fund Assessments per Unit	0	6,500			6,500	
Reserve Fund Assessments per Unit	0	800			0	
Operating Assessment	0	14,625	(9,750)	4,875	0	14,625
Developer Reimbursement	2,507	2,286	7,561	9,848	2,286	(7,561)
Title Company Statement Fees	0	100	(100)	0	100	(100)
Transfer from (to) Repl Reserve	0			0		
Other Income	0	0	0	0	0	0
Total Revenues	2,507	17,011	(2,289)	14,723	9,848	17,011
General & Admin Expenses						
Accounting Tax Return Prep.	0	450	150	300	300	450
Taxes - Federal State & Local	0	0	0	0	0	0
Bank Charges, Online Bill Pay	0	420	360	60	0	420
Insurance Expense	625	656	54	602	602	656
Title Statement Prep	0	100	100	0	100	100
Legal Fees	0	500	0	500	396	500
Management Fees (moved to Acct & Admin)	2,790	0	0	0	0	0
Accounting & Admin Fees	0	5,730	(2,857)	8,587	7,514	5,730
Office Supplies	27	200	90	110	167	200
Dues, Registration & Website Hosting	0	195	145	50	49	195
Total G&A Expenses	3,442	8,251	(1,957)	10,209	9,028	8,251
Operations & Maintenance Expenses						
Building Facade Repair & Maint	0	0	0	0	0	0
Sidewalk, Driveways Repair & Maint	0	0	0	0	0	0
General Repairs & Maintenance	0	1,000	1,000	0	0	1,000
Irrigation System Maintenance	0	0	0	0	0	0
Landscape Services	0	0	0	0	0	0
Landscape Planting Beds	0	0	0	0	0	0
Tree Care	0	0	0	0	0	0
Lights Common and Seasonal	0	1,000	1,000	0	0	1,000
Snow Removal	0	3,600	3,600	0	0	3,600
Trash Removal	0	1,125	1,125	0	0	1,125
Water for Irrigation	0	0	0	0	0	0
Contingency		1,000	500	500		1,000
Total Operations & Maintenance Exp	0	7,725	7,225	500	0	7,725
Total Expenditures	3,442	15,976	5,268	10,709	9,028	15,976
Revenue Over (Under) Expenditures	(935)	1,035	2,979	4,014	819	1,035
Beginning Fund Balance	0	(935)	0	(935)	(935)	(935)
Ending Fund Balance	(935)	100	2,979	3,079	(116)	100

Replacement Fund	Fiscal Yr	Approved	Forecast	12 Months	12 Months	Variance
	Ended	2022	Variance	Ended	Ended	Variance
	12/31/21	2022	Favorable	12/31/22	12/31/22	Favorable
	Actual	Budget	(Unfavor)	Actual	Budget	(Unfavor)
Revenues						
Replacement Reserve Assessment	0	1,800	(1,800)	0	0	1,800
Transfer from (to) Operating	0	0	0	0	0	0
Interest Income - Reserve	0	0	0	0	0	0
Total Revenues	0	1,800	(1,800)	0	0	1,800
Expenditures						
Capital Common Areas	0	0	0	0	0	0
Capital Buildings	0	0	0	0	0	0
Capital Walkways	0	0	0	0	0	0
Capital Landscape	0	0	0	0	0	0
Capital Irrigation System	0	0	0	0	0	0
Capital Pavement Resurface	0	0	0	0	0	0
Total Expenditures	0	0	0	0	0	0
Revenue Over (Under) Expenditures	0	1,800	(1,800)	0	0	1,800
Beginning Fund Balance	0	0	0	0	0	0
Ending Fund Balance	0	1,800	(1,800)	0	0	1,800

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