



Balance Sheet As of October 31, 2024

ASSETS	<u>TOTAL</u>
Current Assets	
Bank Accounts	
Compliance Fee Account	12,500.00
Operating Cash & Equiv	42,468.41
Reserve Cash	<u>489,290.77</u>
Total Bank Accounts	\$ 544,259.18
Accounts Receivable	834.00
Other Current Assets	
Allowance for Bad Debts	- 834.00
Mailbox Inventory	515.15
Prepaid Expenses	
Insurance	1,231.68
Water Co-Op	<u>480.09</u>
Total Prepaid Expenses	\$ 1,711.77
Undeposited Funds	<u>0.00</u>
Total Other Current Assets	<u>\$ 1,392.92</u>
Total Current Assets	\$ 546,486.10
Fixed Assets	<u>0.00</u>
TOTAL ASSETS	<u>\$ 546,486.10</u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	-270.86
Other Current Liabilities	
Accrued Expenses	5,044.30
Compliance Fee Deposits	12,500.00
Direct Deposit Payable	0.00
Unearned Insurance Fees	2,212.50
Unearned Owner Assessments	<u>26,550.00</u>
Total Other Current Liabilities	<u>\$ 46,306.80</u>
Total Current Liabilities	<u>\$ 46,035.94</u>
Total Liabilities	\$ 46,035.94
Equity	
Reserve Fund - POPA	3,031.85
Reserve Fund - Unallocated	328,761.09
C/Y Reserve Expenditures	-26,440.38
C/Y Reserve Fund Contrib	11,232.21
Transfer from Retained Earnings	<u>8,259.82</u>
Total Reserve Fund - Unallocated	\$ 321,812.74
Reserve Fund – Water Initiative	165,787.41
Retained Earnings	8,259.82
Transfer to Reserve Fund	-8,259.82
Net Income	<u>9,818.16</u>
Total Equity	<u>\$ 500,450.16</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 546,486.10</u>

Profit and Loss
January 1 – October 31, 2024

Income	TOTAL
Annual Insurance Fee	11,062.50
Annual Membership Assessments	132,750.00
Billable Expense Reimbursement	600.00
Enforcement Trust Fund Fees	2,500.00
Interest Income	16,831.19
Late Fee Income	150.00
Mailbox Sales	1,640.00
Miscellaneous Income	0.00
ACC Submittal Fee Income	800.00
Advertising Income	60.00
Ownership Transfer Fee	7,500.00
Violations and fines	<u>850.00</u>
Total Miscellaneous Income	<u>\$ 9,210.00</u>
Water Right Sales Fees	<u>\$ 0.00</u>
Total Income	\$ 174,743.69
Expenses	
Administrative	93,122.33
Advertising/Promotional	110.64
Bad Debts (- Recovery of Bad Debt)	-126.00
Federal Income Tax	3,430.00
Insurance	8,546.32
Mailbox Expense	1,545.51
Maintenance	
Common Area Maint Contract	15,238.35
Entrances	0.00
Miscellaneous Maintenance	2,089.72
Playground / Sports field	1,331.50
Pond Maintenance	0.00
Trails	<u>0.00</u>
Total Maintenance	\$ 18,659.57
Professional Fees	
Accountant/Audit	4,500.00
Legal Counsel	4,646.50
Legal - Water	<u>186.00</u>
Total Legal Counsel	\$ 4,832.50
Other Professional Fees	<u>2,500.00</u>
Total Professional Fees	\$ 11,832.50
Utilities – Electric for Subdivision	7,982.00
Water Co-Op	<u>2,400.50</u>
Total Expenses	<u>\$ 147,503.37</u>
Net Operating Income	\$ 27,240.32
Other Expenses	
L/T Loss on Sale of CD	-164.33
Reserve Allocations	
Reserves - Unallocated	11,232.21
Reserves – Water Initiative	6,025.62
Total Reserve Allocations	<u>\$ 17,257.83</u>
Total Other Expenses	<u>\$ 17,422.16</u>
Net Other Income	<u>\$ - 17,422.16</u>
Net Income	<u>\$ 9,818.16</u>