

**Balance Sheet**  
**As of October 31, 2023**

<b>ASSETS</b>	<u>TOTAL</u>
Current Assets	
Bank Accounts	
Compliance Fee Account	26,750.00
Operating Cash & Equiv	35,017.89
Reserve Cash & Equiv - Unrestricted	368,706.84
Reserve Cash & Equiv - Water	<u>161,504.09</u>
Total Bank Accounts	\$ 591,978.82
Accounts Receivable	960.00
Other Current Assets	
Allowance for Bad Debts	- 960.00
Mailbox Inventory	2,060.66
Prepaid Expenses	
Insurance	7,924.00
Water Co-Op	<u>544.05</u>
Total Prepaid Expenses	\$ 8,468.05
Undeposited Funds	0.00
Total Other Current Assets	<u>\$ 9,568.71</u>
Total Current Assets	\$ 602,507.53
Fixed Assets	0.00
<b>TOTAL ASSETS</b>	<b><u>\$ 602,507.53</u></b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	0.00
Other Current Liabilities	
Accrued Expenses	45,814.03
Compliance Fee Deposits	26,750.00
Direct Deposit Payable	0.00
Unearned Insurance Fees	1,770.00
Unearned Owner Assessments	<u>26,550.00</u>
Total Other Current Liabilities	<u>\$ 100,884.03</u>
Total Current Liabilities	<u>\$ 100,884.03</u>
Total Liabilities	\$ 100,884.03
Equity	
Reserve Fund - POPA	2,011.51
Reserve Fund - Unallocated	376,578.99
C/Y Reserve Expenditures	-86,846.21
C/Y Reserve Fund Contrib	15,526.69
Transfer from Retained Earnings	<u>26,896.26</u>
Total Reserve Fund - Unallocated	<u>\$ 332,155.73</u>
Reserve Fund - Water Initiative	159,492.58
Retained Earnings	26,896.26
Transfer to Reserve Fund	-26,896.26
Net Income	<u>7,963.68</u>
Total Equity	<u>\$ 501,623.50</u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b><u>\$ 602,507.53</u></b>

**Profit and Loss  
January 1 – October 30, 2023**

<b>Income</b>	<b>TOTAL</b>
Annual Insurance Fee	8,850.00
Annual Membership Assessments	132,750.00
Billable Expense Reimbursement	600.00
Enforcement Trust Fund Fees	1,500.00
Interest Income	11,902.58
Late Fee Income	600.00
Mailbox Sales	2,875.00
Miscellaneous Income	20.00
ACC Submittal Fee Income	800.00
Advertising Income	130.00
Ownership Transfer Fee	4,500.00
Violations and fines	<u>11,800.00</u>
Total Miscellaneous Income	<u>\$ 17,250.00</u>
<b>Total Income</b>	<b>\$ 176,327.58</b>
<b>Expenses</b>	
Administrative	88,251.09
Advertising/Promotional	110.39
Bad Debts (- Recovery of Bad Debt)	2,424.00
Billable Expenses	2,200.00
Insurance	9,128.98
Mailbox Expense	2,520.33
Maintenance	
Common Area Maint Contract	15,943.01
Entrances	0.00
Miscellaneous Maintenance	1,942.57
Playground / Sports field	1,734.07
Pond Maintenance	1,310.00
Trails	<u>981.31</u>
Total Maintenance	\$ 21,910.96
Professional Fees	
Accountant/Audit	4,500.00
Legal Counsel - General	5,277.50
Legal Counsel - Water	217.50
Legal Settlements	<u>2,500.00</u>
Total Legal	\$ 7,995.00
Other Professional Fees	<u>680.00</u>
Total Professional Fees	\$ 13,175.00
Utilities - Electric for Subdivision	7,133.00
Water Co-Op	<u>3,574.50</u>
Total Expenses	<u>\$ 150,428.25</u>
Net Operating Income	\$ 25,899.33
<b>Other Expenses</b>	
Reserve Allocations	
Reserves - Unallocated	15,526.69
Reserves - Water Initiative	2,408.96
Total Reserve Allocations	<u>\$ 17,935.65</u>
Total Other Expenses	<u>\$ 17,935.65</u>
Net Other Income	<u>\$ - 17,935.65</u>
<b>Net Income</b>	<b>\$ 7,963.68</b>