



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

ASSETS	<u>TOTAL</u>
Current Assets	
Bank Accounts	
Compliance Fee Account	61,200.00
Operating Cash & Equiv	181,835.44
Reserve Cash	<u>535,984.33</u>
Total Bank Accounts	\$ 779,019.77
Accounts Receivable	2,491.00
Other Current Assets	
Allowance for Bad Debts	- 1,485.00
Mailbox Inventory	1,489.99
Prepaid Expenses	
Insurance	4,218.31
Water Co-Op	<u>-272.00</u>
Total Prepaid Expenses	\$ 3,946.31
Undeposited Funds	<u>0.00</u>
Total Other Current Assets	<u>\$ 3,951.30</u>
Total Current Assets	\$ 785,462.07
Fixed Assets	<u>0.00</u>
TOTAL ASSETS	<u>\$ 785,462.07</u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	0.00
Other Current Liabilities	
Accrued Expenses	2,265.94
Compliance Fee Deposits	61,200.00
Direct Deposit Payable	0.00
Unearned Insurance Fees	9,735.00
Unearned Owner Assessments	<u>146,025.00</u>
Total Other Current Liabilities	<u>\$ 219,225.94</u>
Total Current Liabilities	<u>\$ 219,225.94</u>
Total Liabilities	\$ 219,225.94
Equity	
Reserve Fund - POPA	2,003.34
Reserve Fund - Unallocated	376,578.99
C/Y Reserve Expenditures	0.00
C/Y Reserve Fund Contrib	874.90
Transfer from Retained Earnings	<u>0.00</u>
Total Reserve Fund - Unallocated	\$ 377,453.89
Reserve Fund – Water Initiative	157,214.10
Retained Earnings	26,896.26
Transfer to Reserve Fund	-0.00
Net Income	<u>2,668.54</u>
Total Equity	<u>\$ 566,236.13</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 785,462.07</u>

Profit and Loss
January 1 - January 31, 2023

Income	TOTAL
Annual Insurance Fee	885.00
Annual Membership Assessments	13,275.00
Billable Expense Reimbursement	600.00
Enforcement Trust Fund Fees	300.00
Interest Income	452.69
Late Fee Income	50.00
Mailbox Sales	0.00
Miscellaneous Income	20.00
ACC Submittal Fee Income	0.00
Advertising Income	0.00
Ownership Transfer Fee	900.00
Refund	0.00
Violations and fines	<u>500.00</u>
Total Miscellaneous Income	<u>\$ 1,420.00</u>
Water Right Sales Fees	<u>\$ 0.00</u>
Total Income	\$ 16,982.69
Expenses	
Administrative	8,915.42
Advertising/Promotional	0.00
Bad Debts (- Recovery of Bad Debt)	1,200.00
Insurance	852.67
Mailbox Expense	0.00
Maintenance	
Common Area Maint Contract	0.00
Entrances	0.00
Miscellaneous Maintenance	0.00
Playground / Sports field	469.35
Pond Maintenance	0.00
Trails	<u>0.00</u>
Total Maintenance	\$ 469.35
Professional Fees	
Accountant/Audit	450.00
Legal Counsel	225.00
Legal - Water	<u>217.50</u>
Total Legal Counsel	\$ 442.50
Other Professional Fees	<u>0.00</u>
Total Professional Fees	\$ 892.50
Utilities – Electric for Subdivision	715.00
Water Co-Op	<u>272.00</u>
Total Expenses	<u>\$ 13,316.94</u>
Net Operating Income	\$ 3,665.75
Other Expenses	
Reserve Allocations	
Reserves - Unallocated	874.90
Reserves – Water Initiative	122.31
Total Reserve Allocations	<u>\$ 997.21</u>
Total Other Expenses	<u>\$ 997.21</u>
Net Other Income	<u>\$ - 997.21</u>
Net Income	<u>\$ 2,668.54</u>