

Meadowcrest Homeowners Association Inc

Balance Sheet For 12/31/2023

| | | |
|----------------------------|---------------------|--------------------|
| Bank Accounts | | |
| CIT Operating | \$57,587.60 | |
| CIT Imprest | \$740.09 | |
| CIT Reserve | \$6,169.57 | |
| Total Bank Accounts | | \$64,497.26 |
| Other Assets | | |
| Accounts Receivable | \$3,562.41 | |
| Total Other Assets | | \$3,562.41 |
| | Total Assets | \$68,059.67 |

| | | |
|--------------------------|-----------------------------------|--------------------|
| Liabilities | | |
| Accounts Payable | \$1,302.17 | |
| Prepaid Assessments | \$10,867.33 | |
| Total Liabilities | | \$12,169.50 |
| Equity | | |
| Net Income Current Year | \$2,240.52 | |
| Retained Earnings | \$53,649.65 | |
| Total Equity | | \$55,890.17 |
| | Total Liabilities / Equity | \$68,059.67 |

Meadowcrest Homeowners Association Inc

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

| | Current Period | | | Year To Date | | | Annual Budget |
|----------------------------|----------------|----------|-------------|------------------|------------------|-----------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Income | | | | | | | |
| HOA Income | | | | | | | |
| 62012 - HOA Assessments | - | - | - | 55,650.00 | 55,650.00 | - | 55,650.00 |
| 63000 - Late Fees | - | - | - | 575.00 | - | 575.00 | - |
| 63001 - Homeowner Interest | 2.91 | - | 2.91 | 77.97 | - | 77.97 | - |
| 63004 - Bank Interest | 3.80 | - | 3.80 | 44.73 | - | 44.73 | - |
| 63103 - Transfer Fees | - | - | - | 3,500.00 | - | 3,500.00 | - |
| Total HOA Income | 6.71 | - | 6.71 | 59,847.70 | 55,650.00 | 4,197.70 | 55,650.00 |
| Total Income | 6.71 | - | 6.71 | 59,847.70 | 55,650.00 | 4,197.70 | 55,650.00 |

Operating Expense

Administrative Expenses

| | | | | | | | |
|---|-----------------|-----------------|---------------|------------------|------------------|--------------------|------------------|
| 80010 - Mailers - Copies, Checks, Envelopes | - | - | - | 553.50 | - | (553.50) | - |
| 80015 - Postage | 52.50 | - | (52.50) | 379.90 | - | (379.90) | - |
| 80050 - Contract Mgmt Services | 950.00 | 950.00 | - | 11,400.00 | 11,400.00 | - | 11,400.00 |
| 80051 - Management Termination Fee | - | - | - | 17,883.12 | - | (17,883.12) | - |
| 80125 - Meetings | - | 625.00 | 625.00 | 164.90 | 2,613.00 | 2,448.10 | 2,613.00 |
| 80129 - Signage | - | - | - | 566.44 | - | (566.44) | - |
| 80145 - Legal Fees | - | - | - | 11,312.92 | - | (11,312.92) | - |
| 80170 - CPA / Bookkeeping Services | - | - | - | 150.00 | 250.00 | 100.00 | 250.00 |
| Total Administrative Expenses | 1,002.50 | 1,575.00 | 572.50 | 42,410.78 | 14,263.00 | (28,147.78) | 14,263.00 |

Insurance

| | | | | | | | |
|--|----------|----------|----------|---------------|---------------|----------------|---------------|
| 93001 - Liability Insurance | - | - | - | 381.00 | 487.00 | 106.00 | 487.00 |
| 93004 - Directors and Officers Insurance | - | - | - | 125.00 | - | (125.00) | - |
| Total Insurance | - | - | - | 506.00 | 487.00 | (19.00) | 487.00 |

Landscaping & Grounds Maintenance

| | | | | | | | |
|--|-----------------|-----------------|---------------|------------------|------------------|---------------|------------------|
| 84050 - Landscape Contract | 2,583.34 | 1,288.33 | (1,295.01) | 12,162.70 | 15,459.96 | 3,297.26 | 15,459.96 |
| 84070 - Weed Control | - | - | - | 200.00 | - | (200.00) | - |
| 84080 - Common Area Improvements | 104.94 | - | (104.94) | 1,559.94 | - | (1,559.94) | - |
| 84120 - Irrigation Repairs | - | - | - | 372.00 | 500.00 | 128.00 | 500.00 |
| 84150 - Holiday Lighting | - | 1,689.64 | 1,689.64 | 4,936.42 | 3,379.28 | (1,557.14) | 3,379.28 |
| Total Landscaping & Grounds Maintenance | 2,688.28 | 2,977.97 | 289.69 | 19,231.06 | 19,339.24 | 108.18 | 19,339.24 |

Repairs & Maintenance

| | | | | | | | |
|--|----------|----------|----------|--------------|----------|----------------|----------|
| 84051 - General Maintenance Contract | - | - | - | 21.13 | - | (21.13) | - |
| Total Repairs & Maintenance | - | - | - | 21.13 | - | (21.13) | - |

Reserve

| | | | | | | | |
|--------------------------|----------|----------|----------|-------------------|----------|-----------------|----------|
| 91002 - Reserve Transfer | - | - | - | (6,160.00) | - | 6,160.00 | - |
| Total Reserve | - | - | - | (6,160.00) | - | 6,160.00 | - |

Taxes

| | | | | | | | |
|--------------------|---|---|---|-------|-------|---|-------|
| 94001 - Income Tax | - | - | - | 10.00 | 10.00 | - | 10.00 |
|--------------------|---|---|---|-------|-------|---|-------|

Meadowcrest Homeowners Association Inc

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

| | Current Period | | | Year To Date | | | Annual Budget |
|---------------------------------|-------------------|-------------------|---------------|------------------|------------------|--------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Expense | | | | | | | |
| Total Taxes | - | - | - | 10.00 | 10.00 | - | 10.00 |
| Utility | | | | | | | |
| 92000 - Common Area Electricity | 28.85 | 21.28 | (7.57) | 263.80 | 255.36 | (8.44) | 255.36 |
| 92003 - Irrigation Water | - | - | - | 1,324.41 | 1,792.87 | 468.46 | 1,792.87 |
| Total Utility | 28.85 | 21.28 | (7.57) | 1,588.21 | 2,048.23 | 460.02 | 2,048.23 |
| Total Expense | 3,719.63 | 4,574.25 | 854.62 | 57,607.18 | 36,147.47 | (21,459.71) | 36,147.47 |
| Operating Net Total | (3,712.92) | (4,574.25) | 861.33 | 2,240.52 | 19,502.53 | (17,262.01) | 19,502.53 |
| Net Total | (3,712.92) | (4,574.25) | 861.33 | 2,240.52 | 19,502.53 | (17,262.01) | 19,502.53 |