Balance Sheet As of June 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Operating	82,219.66
Edward Jones CD Reserves	599,000.00
Edward Jones MM Acct	50,220.06
Total Bank Accounts	\$731,439.72
Accounts Receivable	
Accounts Receivable {63}	-18,347.63
Total Accounts Receivable	\$ -18,347.63
Other Current Assets	
Accounts Receivable	0.00
Allowance for Bad Debts	0.00
M&A Draft-Prepaid Expenses	3,863.00
Undeposited Funds	193.00
Total Other Current Assets	\$4,056.00
Total Current Assets	\$717,148.09
Fixed Assets	
Equipment & Furniture	0.00
Generator/Storage Shed	0.00
Irrigation System	0.00
Land	0.00
Land-Park Area	0.00
Lift Station-Built by MVMD	0.00
Office Equipment	0.00
Park Improvements	0.00
Park/Playground Equipment	0.00
Pumps	0.00
Sewer & Collection System	0.00
Sewer Plant Refurbishment Desig	0.00
Trees	0.00
Water Distribution System	0.00
Water Tank & Wells	0.00
Total Fixed Assets	\$0.00
Other Assets	
Accumulated Depreciation	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$717,148.09

Balance Sheet As of June 30, 2022

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,000.00
Total Accounts Payable	\$2,000.00
Credit Cards	
Capital One Services	0.00
Total Credit Cards	\$0.00
Other Current Liabilities	
Alpine Bank - LOC	0.00
Income Tax Payable	4,907.00
Total Other Current Liabilities	\$4,907.00
Total Current Liabilities	\$6,907.00
Total Liabilities	\$6,907.00
Equity	
Capital Reserve Equity	705,859.07
Opening Bal Equity	0.00
Retained Earnings	3,830.92
Net Income	551.10
Total Equity	\$710,241.09
TOTAL LIABILITIES AND EQUITY	\$717,148.09

Budget vs. Actuals by Month June 2022

	TOTAL	
ACC Fee Cash Carry Forward Dues Assessment Edward Jones Dividend Income Interest Total Edward Jones Interest Income Interest Income Interest Income Reserve Assessment Violation Fine Total Income Reserve Assessment Violation Fine Total Income Reserve Assessment Violation Fine Total Income Serve Assessment Violation Fine Total Income Reserve Assessment Violation Fine Total Income Reserve Assessment Violation Fine Total Income Serve Assessment Violation Fine Total Income Reserve Assessment Violation Fine Total CoSTS Reserve Expenses Reserve	ACTUAL BUDG	
Cash Carry Forward 15,118.00 Edward Jones 15,118.00 Dividend Income 11,118.00 Interest 250.00 Interest Income 0.67 Late Fees 250.00 Misc Income 11,700.00 Violation Fine 11,700.00 Total Income \$27,088.67 \$ ROSS PROFIT \$27,088.67 \$ Expenses 29,088.67 \$ OPERATING COSTS 8 \$ Board Expenses 18,088.67 \$ Garage Sale Expenses 18,088.67 \$ Insurance Licenses and Permits 18,000.00 Misc Office Supplies 10,400.00 Postage 10,400.00 10,400.00 RESERVE EXPENSE 10,400.00 10,400.00 Taxes 10,400.00 10,400.00 10,400.00 PARK 7,068.93 10,400.00 10,400.00 10,400.00 10,400.00 10,400.00 10,400.00 10,400.00 10,400.00 10,400.00 10,400.00		
Dues Assessment 15,118.00 Edward Jones 11,170.00 Interest Income 0.67 Late Fees 250.00 Misc Income 11,700.00 Reserve Assessment 11,700.00 Violation Fine 11,700.00 Total Income \$27,088.67 \$ GROSS PROFIT \$27,088.67 \$ Expenses 250.00 \$ OPERATING COSTS 80 and Expenses \$ Garage Sale Expenses 11,000.00 \$ Insurance 12,000.00 \$ Licenses and Permits 10,400.00 \$ Misc 01fice Supplies 10,400.00 \$ Postage 10,400.00 \$ RESERVE EXPENSE 10,400.00 \$ Taxes 10,400.00 \$ Taxes 7 \$ Total OPERATING COSTS 10,400.00 \$ PARK 7,068.93 \$ Park Equipment Replace/Repair 7 \$ Park Equipment Replace/Repair	0	
Edward Jones Dividend Income Interest Interest Interest Interest Interest Interest Interest Interest Income Interest Interest Interest Interest Interest Income Interest In	0	
Dividend Income Interest Interest Interest Interest Interest Interest Interest Income 0.67 1.40 1	15,118.00 15,080	
Interest		
Total Edward Jones 0.67 Late Fees 250.00 Misc Income 250.00 Reserve Assessment 11,700.00 Violation Fine \$27,068.67 \$ Total Income \$27,068.67 \$ ROSS PROFIT \$27,068.67 \$ Expenses 8 \$27,068.67 \$ OPERATING COSTS 8 \$27,068.67 \$ Board Expenses 10,800.00 \$ Insurance Licenses and Permits \$ Misc Office Supplies \$ Postage \$ \$ RESERVE EXPENSE \$ \$ Water Improvements Project \$ \$ Total RESERVE EXPENSE \$ \$ Taxes \$ \$ Total OPERATING COSTS \$ \$ PARK \$ \$ Emergent Landscape LLC \$ 7,068.93 Park Equipment Replace/Repair \$ \$ Park Equipment Replace/Repair \$ \$ </td <td>0</td>	0	
Interest Income	0	
Late Fees 250.00 Misc Income 11,700.00 Reserve Assessment 11,700.00 Violation Fine \$27,068.67 \$ Total Income \$27,068.67 \$ GROSS PROFIT \$27,068.67 \$ Expenses PRESERVE \$27,068.67 \$ Postage Search Expenses \$27,068.67 \$ Garage Sale Expenses \$27,068.67 \$ \$ Insurance Licenses and Permits \$27,068.67 \$ \$ \$ \$27,068.93 \$	0	
Misc Income 11,700.00 Violation Fine 11,700.00 Total Income \$27,068.67 \$ GROSS PROFIT \$27,068.67 \$ Expenses Factorial State of Stat	0.67	
Reserve Assessment \$11,700.00 Total Income \$27,068.67 \$ GROSS PROFIT \$27,068.67 \$ Expenses \$27,068.67 \$ Expenses \$27,068.67 \$ Expenses \$27,068.67 \$ Board Expenses \$27,068.67 \$ Garage Sale Expenses \$27,068.67 \$ Insurance \$27,068.93 \$ Licenses and Permits \$27,068.93 \$ Postage \$27,068.93 \$ RESERVE EXPENSE \$10,400.00 \$ Taxes \$27,068.93 \$ Total OPERATING COSTS \$27,068.93 \$ PARK \$27,068.93 \$ Park Equipment Replace/Repair \$27,068.93 \$ Park Requipment Replace/Repair \$27,068.93 \$ PROFESSIONAL \$27,068.93 \$ Accounting Fees \$27,068.93 \$ Financial Review or Audit \$27,068.93 \$ HOA Assurance Correspondence \$27,068.93	250.00 0	
Violation Fine \$27,068.67 \$ GROSS PROFIT \$27,068.67 \$ Expenses Parkerses OPERATING COSTS Board Expenses Garage Sale Expenses Insurance Licenses and Permits Insurance Clicenses and Permits Insurance Licenses and Permits Insurance Vision Version Postage 10,400.00 Water Improvements Project 10,400.00 Total RESERVE EXPENSE 10,400.00 PARK Total OPERATING COSTS 10,400.00 PARK Emergent Landscape LLC 7,068.93 Park Equipment Replace/Repair Park Equipment Replace/Repair Park Misc 7,068.93 PROFESSIONAL Accounting Fees Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	0	
Total Income \$27,068.67 \$ GROSS PROFIT \$27,068.67 \$ Expenses CPERATING COSTS Seard Expenses Garage Sale Expenses Insurance Licenses and Permits Insurance Licenses and Permits Insurance Licenses and Permits Insurance Postage 10,400.00 RESERVE EXPENSE 10,400.00 Water Improvements Project 10,400.00 Taxes 10,400.00 PARK 7,068.93 Emergent Landscape LLC 7,068.93 Park Equipment Replace/Repair 7,068.93 Park Misc 7,068.93 PROFESSIONAL Accounting Fees Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	11,700.00 11,700	
GROSS PROFIT \$27,068.67 \$ Expenses OPERATING COSTS Board Expenses Garage Sale Expenses Insurance Insurance Licenses and Permits Misc Insurance Licenses and Permits Misc Insurance Office Supplies Postage 10,400.00 Postage 10,400.00 Insurance RESERVE EXPENSE 10,400.00 Insurance Taxes Total OPERATING COSTS 10,400.00 Insurance PARK PARK Park Equipment Replace/Repair Insurance Correspondence Insurance Correspondence PROFESSIONAL Accounting Fees 150.00 Insurance Correspondence Legal Fees Legal Fees Amende&Restate Decs Insurance Correspondence Insurance Correspondence	0	
Expenses OPERATING COSTS Board Expenses Garage Sale Expenses Insurance Licenses and Permits Misc Office Supplies Postage RESERVE EXPENSE Total RESERVE EXPENSE Total OPERATING COSTS PARK Emergent Landscape LLC Park Equipment Replace/Repair Park Misc Total PARK Accounting Fees Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Legal Fees Area Cost American Cost Correspondence Legal Fees Legal Fees Legal Fees Legal Fees Legal Fees Amende&Restate Decs	\$27,068.67 \$26,780	
OPERATING COSTS Board Expenses Garage Sale Expenses Insurance Licenses and Permits Misc Office Supplies Postage RESERVE EXPENSE 10,400.00 Water Improvements Project 10,400.00 Taxes 10,400.00 Taxes 10,400.00 PARK 7,068.93 Emergent Landscape LLC 7,068.93 Park Equipment Replace/Repair 7,068.93 Park Misc 7,068.93 PROFESSIONAL Accounting Fees Financial Review or Audit 150.00 HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs Legal Fees Amende&Restate Decs	\$27,068.67 \$26,780	
Board Expenses Garage Sale Expenses Insurance Licenses and Permits Misc Office Supplies Postage RESERVE EXPENSE		
Garage Sale Expenses Insurance Licenses and Permits Misc Office Supplies Postage RESERVE EXPENSE 10,400.00 Water Improvements Project 10,400.00 Taxes 10,400.00 PARK 7,068.93 Emergent Landscape LLC 7,068.93 Park Equipment Replace/Repair 7,068.93 Park Misc 7,068.93 PROFESSIONAL Accounting Fees Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs		
Insurance Licenses and Permits Misc Office Supplies Postage RESERVE EXPENSE 10,400.00 Water Improvements Project 10,400.00 Taxes 10,400.00 PARK 10,400.00 PARK 7,068.93 Park Equipment Replace/Repair 7,068.93 Park Misc 7,068.93 PROFESSIONAL Accounting Fees Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	0	
Licenses and Permits Misc Office Supplies Postage RESERVE EXPENSE 10,400.00 Water Improvements Project Total RESERVE EXPENSE 10,400.00 Taxes Total OPERATING COSTS 10,400.00 PARK Emergent Landscape LLC 7,068.93 Park Equipment Replace/Repair Park Misc Total PARK 7,068.93 PROFESSIONAL Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	0	
Misc Office Supplies Postage RESERVE EXPENSE 10,400.00 Water Improvements Project Total RESERVE EXPENSE 10,400.00 Taxes Total OPERATING COSTS 10,400.00 PARK Emergent Landscape LLC 7,068.93 Park Equipment Replace/Repair Park Misc Total PARK 7,068.93 PROFESSIONAL Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	183	
Office Supplies Postage RESERVE EXPENSE 10,400.00 Water Improvements Project Total RESERVE EXPENSE 10,400.00 Taxes Total OPERATING COSTS 10,400.00 PARK Emergent Landscape LLC 7,068.93 Park Equipment Replace/Repair Park Misc Total PARK 7,068.93 PROFESSIONAL Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	0	
Postage 10,400.00 RESERVE EXPENSE 10,400.00 Taxes 10,400.00 Total OPERATING COSTS 10,400.00 PARK 7,068.93 Emergent Landscape LLC 7,068.93 Park Equipment Replace/Repair 7,068.93 Park Misc 7,068.93 PROFESSIONAL Accounting Fees Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Legal Fees Amende&Restate Decs 150.00	16	
RESERVE EXPENSE 10,400.00 Total RESERVE EXPENSE 10,400.00 Total OPERATING COSTS 10,400.00 PARK Emergent Landscape LLC 7,068.93 Park Equipment Replace/Repair 7,068.93 Park Misc 7,068.93 Total PARK 7,068.93 PROFESSIONAL Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Legal Fees Amende&Restate Decs Legal Fees Amende&Restate Decs	83	
Water Improvements Project Total RESERVE EXPENSE 10,400.00 Taxes Total OPERATING COSTS 10,400.00 PARK Emergent Landscape LLC 7,068.93 Park Equipment Replace/Repair Park Misc Total PARK 7,068.93 PROFESSIONAL Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	0	
Total RESERVE EXPENSE 10,400.00 Taxes 10,400.00 PARK 5,068.93 Park Equipment Replace/Repair 7,068.93 Park Misc 7,068.93 PROFESSIONAL 7,068.93 PROFESSIONAL Accounting Fees Financial Review or Audit 150.00 HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs 150.00	10,400.00 11,700	
Taxes Total OPERATING COSTS 10,400.00 PARK Emergent Landscape LLC Park Equipment Replace/Repair Park Misc Total PARK 7,068.93 PROFESSIONAL Accounting Fees Inancial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	3,976	
Total OPERATING COSTS PARK Emergent Landscape LLC Park Equipment Replace/Repair Park Misc Total PARK PROFESSIONAL Accounting Fees I150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	10,400.00 15,676	
PARK Emergent Landscape LLC 7,068.93 Park Equipment Replace/Repair Park Misc Total PARK 7,068.93 PROFESSIONAL Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	600	
Emergent Landscape LLC 7,068.93 Park Equipment Replace/Repair Park Misc 7,068.93 Total PARK 7,068.93 PROFESSIONAL Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	10,400.00 16,558	
Park Equipment Replace/Repair Park Misc Total PARK Total PARK PROFESSIONAL Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs		
Park Equipment Replace/Repair Park Misc Total PARK Total PARK PROFESSIONAL Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	7,068.93 2,000	
Park Misc Total PARK 7,068.93 PROFESSIONAL Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	200	
PROFESSIONAL Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	200	
Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	7,068.93 2,400	
Accounting Fees 150.00 Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs		
Financial Review or Audit HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	150.00 158	
HOA Assurance Correspondence Legal Fees Legal Fees Amende&Restate Decs	0	
Legal Fees Legal Fees Amende&Restate Decs	10	
Legal Fees Amende&Restate Decs	167	
	0	
Property Manager 2,200.00		

Budget vs. Actuals by Month June 2022

	TOTAL	TOTAL	
	ACTUAL	BUDGET	
Tax Return Preparation		0.00	
Web Site / WIX		0.00	
Total PROFESSIONAL	2,500.00	2,702.00	
SERVICES			
MVMD Sewer Fees	4,010.50	4,010.50	
Trash Service		4,331.41	
Trash Patrol (May - Nov)		500.00	
Total Trash Service		4,831.41	
Total SERVICES	4,010.50	8,841.91	
WATER			
Drinking Water Fee ANNUAL		0.00	
Robinson Ditch Assess		0.00	
Telephone Line	50.80	44.25	
Utilities	408.18	485.07	
Water Hydrants		0.00	
Water System Management		0.00	
EPC		700.00	
Chemicals		100.00	
Lab Tests		75.00	
Total EPC		875.00	
Total Water System Management		875.00	
Water Tank Repairs/ Maintenance		200.00	
Total WATER	458.98	1,604.32	
Total Expenses	\$24,438.41	\$32,107.10	
NET OPERATING INCOME	\$2,630.26	\$ -5,327.10	
Other Income			
Transfer from Capital Reserves		0.00	
Total Other Income	\$0.00	\$0.00	
Other Expenses			
Dues Refund / Overpayment		0.00	
Total Other Expenses	\$0.00	\$0.00	
NET OTHER INCOME	\$0.00	\$0.00	
NET INCOME	\$2,630.26	\$ -5,327.10	

Budget vs. Actuals YTD January - June, 2022

	TOTAL	
	ACTUAL	BUDGET
Income		
ACC Fee	100.00	0.00
Cash Carry Forward		47,704.50
Dues Assessment	90,794.00	90,480.00
Edward Jones		
Dividend Income		0.00
Interest	69.67	0.00
Total Edward Jones	69.67	0.00
Interest Income	4.07	0.00
Late Fees	1,050.00	0.00
8% Delinquent Interest	122.48	
Total Late Fees	1,172.48	0.00
Misc Income		0.00
Reserve Assessment	70,290.00	70,200.00
Violation Fine	0.00	0.00
Total Income	\$162,430.22	\$208,384.50
GROSS PROFIT	\$162,430.22	\$208,384.50
Expenses		
OPERATING COSTS		
Board Expenses	88.38	75.00
Garage Sale Expenses	19.27	100.00
Insurance	321.00	1,101.00
Licenses and Permits	50.00	0.00
Misc		348.22
Office Supplies		502.00
Postage	132.76	131.80
RESERVE EXPENSE	62,400.00	70,200.00
Water Improvements Project	11,513.50	23,848.50
Total RESERVE EXPENSE	73,913.50	94,048.50
Taxes	498.77	600.00
Total OPERATING COSTS	75,023.68	96,906.52
PARK		
Emergent Landscape LLC	7,068.93	4,000.00
Park Equipment Replace/Repair		400.00
Park Misc	60.90	600.00
Total PARK	7,129.83	5,000.00
PROFESSIONAL		
Accounting Fees	980.00	952.00
Financial Review or Audit	150.00	2,750.00
HOA Assurance Correspondence		60.00
Legal Fees	6,100.33	1,002.00

Budget vs. Actuals YTD January - June, 2022

	TOTAL	
	ACTUAL	BUDGET
Legal Fees Amende&Restate Decs		0.00
MMaintenance	900.00	1,002.00
Property Manager	13,200.00	13,200.00
Tax Return Preparation	445.00	750.00
Web Site / WIX		0.00
Total PROFESSIONAL	21,775.33	19,716.00
SERVICES		
MVMD Sewer Fees	24,063.00	24,063.00
Trash Service	23,978.60	25,988.46
Trash Patrol (May - Nov)		900.00
Total Trash Service	23,978.60	26,888.46
Total SERVICES	48,041.60	50,951.46
WATER		
Drinking Water Fee ANNUAL	300.00	0.00
Robinson Ditch Assess	577.96	577.96
Telephone Line	302.21	265.50
Utilities	1,438.01	1,607.02
Water Hydrants	1,870.00	1,800.00
Water System Management		0.00
EPC	3,221.50	3,300.00
Chemicals	482.60	400.00
Lab Tests	1,510.40	2,350.00
Total EPC	5,214.50	6,050.00
Total Water System Management	5,214.50	6,050.00
Water Tank Repairs/ Maintenance		400.00
Total WATER	9,702.68	10,700.48
Total Expenses	\$161,673.12	\$183,274.46
NET OPERATING INCOME	\$757.10	\$25,110.04
Other Income		
Transfer from Capital Reserves		0.00
Total Other Income	\$0.00	\$0.00
Other Expenses		
Dues Refund / Overpayment	206.00	0.00
Total Other Expenses	\$206.00	\$0.00
NET OTHER INCOME	\$ -206.00	\$0.00
NET INCOME	\$551.10	\$25,110.04