

## Balance Sheet Report

### Cumberland Ridge Homeowners Association, Inc.

As of April 30, 2023

	<u>Balance Apr 30, 2023</u>	<u>Balance Mar 31, 2023</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Cash and Investments</b>			
1110 - Vera Bank Operating- 0363	20,557.36	9,279.74	11,277.62
1200 - Edward Jones-General Resv 8588	50,014.77	49,703.32	311.45
1300 - Edward Jones-Primitive Park Resv8629	15,601.23	29,654.37	(14,053.14)
1310 - Edward Jones-Restricted Road Resv 8631	227,133.47	217,174.35	9,959.12
1320 - Edward Jones-Resv8639	0.00	5.59	(5.59)
<b>Total Cash and Investments</b>	<b>313,306.83</b>	<b>305,817.37</b>	<b>7,489.46</b>
<b>Receivables</b>			
1400 - Accounts Receivable	12,197.63	13,026.39	(828.76)
<b>Total Receivables</b>	<b>12,197.63</b>	<b>13,026.39</b>	<b>(828.76)</b>
<b>Total Assets</b>	<b>325,504.46</b>	<b>318,843.76</b>	<b>6,660.70</b>
<b><u>Liabilities</u></b>			
<b>Current Liabilities</b>			
2500 - Accrued Expenses	2,800.00	2,800.00	0.00
2600 - Prepaid Assessments	1,273.61	670.76	602.85
2650 - Unearned Revenue	14,780.27	29,560.70	(14,780.43)
2850 - Builder Deposits	4,000.00	1,000.00	3,000.00
<b>Total Current Liabilities</b>	<b>22,853.88</b>	<b>34,031.46</b>	<b>(11,177.58)</b>
<b>Total Liabilities</b>	<b>22,853.88</b>	<b>34,031.46</b>	<b>(11,177.58)</b>
<b><u>Owners' Equity</u></b>			
<b>Owners' Equity</b>			
2700 - General Reserve Funds	38,139.30	38,139.30	0.00
2750 - Restrictred Reserve Funds	31,845.50	31,845.50	0.00
2800 - Primitive Park Reserves	5,397.20	5,397.20	0.00

**Balance Sheet Report**  
**Cumberland Ridge Homeowners Association, Inc.**  
As of April 30, 2023

	<u>Balance Apr 30, 2023</u>	<u>Balance Mar 31, 2023</u>	<u>Change</u>
<b><u>Owners' Equity</u></b>			
<b>Owners' Equity</b>			
3100 - Retained Earnings	198,549.31	198,549.31	0.00
<b>Total Owners' Equity</b>	<u>273,931.31</u>	<u>273,931.31</u>	<u>0.00</u>
<b>Total Owners' Equity</b>	<u>273,931.31</u>	<u>273,931.31</u>	<u>0.00</u>
<b>Net Income / (Loss)</b>	<u>28,719.27</u>	<u>10,880.99</u>	<u>17,838.28</u>
<b>Total Liabilities and Equity</b>	<u><u>325,504.46</u></u>	<u><u>318,843.76</u></u>	<u><u>6,660.70</u></u>

# Income Statement Report

## Cumberland Ridge Homeowners Association, Inc.

### Cumberland Ridge

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Income</b>								
4100 - Annual Assessments- Homes	8,894.75	8,906.00	(11.25)	97,842.25	97,960.00	(117.75)	106,865.00	9,022.75
4102 - Annual Assessments- Addtl Lots	1,767.09	1,767.00	0.09	19,010.99	19,438.00	(427.01)	21,205.00	2,194.01
4106 - Road Reserve Assessments	9,682.92	2,550.00	7,132.92	38,334.12	28,050.00	10,284.12	30,600.00	(7,734.12)
4150 - Late Interest Income	53.43	0.00	53.43	971.54	0.00	971.54	0.00	(971.54)
4151 - Marina Income	366.67	350.00	16.67	4,383.37	3,850.00	533.37	4,200.00	(183.37)
4155 - Collection Fees	0.00	0.00	0.00	730.00	0.00	730.00	0.00	(730.00)
4160 - Interest Income	91.08	166.00	(74.92)	345.91	1,833.00	(1,487.09)	2,000.00	1,654.09
4170 - Dividends	860.37	0.00	860.37	4,363.05	0.00	4,363.05	0.00	(4,363.05)
4180 - Market Value Adjustments-EJ	744.32	0.00	744.32	(2,650.39)	0.00	(2,650.39)	0.00	2,650.39
<b>Total Income</b>	<b>22,460.63</b>	<b>13,739.00</b>	<b>8,721.63</b>	<b>163,330.84</b>	<b>151,131.00</b>	<b>12,199.84</b>	<b>164,870.00</b>	<b>1,539.16</b>
<b>Total Cumberland Ridge Income</b>	<b>22,460.63</b>	<b>13,739.00</b>	<b>8,721.63</b>	<b>163,330.84</b>	<b>151,131.00</b>	<b>12,199.84</b>	<b>164,870.00</b>	<b>1,539.16</b>
<b><u>Expense</u></b>								
<b>General &amp; Administrative</b>								
5100 - Printing, Copying and Postage	34.57	84.00	(49.43)	1,358.79	917.00	441.79	1,000.00	(358.79)
5102 - General Admin / Office Expenses	0.00	91.00	(91.00)	30.00	1,008.00	(978.00)	1,100.00	1,070.00
5103 - Collection Fee Charges	45.00	0.00	45.00	590.71	0.00	590.71	0.00	(590.71)
5106 - Meetings	0.00	34.00	(34.00)	186.81	367.00	(180.19)	400.00	213.19
5108 - Social Activities	0.00	63.00	(63.00)	501.06	688.00	(186.94)	750.00	248.94
5111 - Bank Fees / Service Charges	0.00	6.00	(6.00)	0.00	69.00	(69.00)	75.00	75.00
5112 - Bad Debt Expense	0.00	0.00	0.00	5,216.16	0.00	5,216.16	0.00	(5,216.16)
5115 - Website Expense	0.00	25.00	(25.00)	626.40	275.00	351.40	300.00	(326.40)
<b>Total General &amp; Administrative</b>	<b>79.57</b>	<b>303.00</b>	<b>(223.43)</b>	<b>8,509.93</b>	<b>3,324.00</b>	<b>5,185.93</b>	<b>3,625.00</b>	<b>(4,884.93)</b>
<b>Professional Fees</b>								
5501 - Professional Management	600.00	600.00	0.00	6,600.00	6,600.00	0.00	7,200.00	600.00
5502 - Professional Legal	1,686.50	500.00	1,186.50	6,216.00	5,500.00	716.00	6,000.00	(216.00)

# Income Statement Report

## Cumberland Ridge Homeowners Association, Inc.

### Cumberland Ridge

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Professional Fees</b>								
5503 - Professional Accounting / Audit	0.00	41.00	(41.00)	600.00	458.00	142.00	500.00	(100.00)
<b>Total Professional Fees</b>	<b>2,286.50</b>	<b>1,141.00</b>	<b>1,145.50</b>	<b>13,416.00</b>	<b>12,558.00</b>	<b>858.00</b>	<b>13,700.00</b>	<b>284.00</b>
<b>Taxes</b>								
6001 - Property Tax	0.00	25.00	(25.00)	271.57	275.00	(3.43)	300.00	28.43
6002 - Corporate Income Tax	0.00	41.00	(41.00)	831.00	458.00	373.00	500.00	(331.00)
<b>Total Taxes</b>	<b>0.00</b>	<b>66.00</b>	<b>(66.00)</b>	<b>1,102.57</b>	<b>733.00</b>	<b>369.57</b>	<b>800.00</b>	<b>(302.57)</b>
<b>Insurance</b>								
7001 - General & Property Liability	0.00	409.00	(409.00)	6,025.00	4,492.00	1,533.00	4,900.00	(1,125.00)
7002 - Directors & Officers Liability	0.00	175.00	(175.00)	2,119.00	1,925.00	194.00	2,100.00	(19.00)
<b>Total Insurance</b>	<b>0.00</b>	<b>584.00</b>	<b>(584.00)</b>	<b>8,144.00</b>	<b>6,417.00</b>	<b>1,727.00</b>	<b>7,000.00</b>	<b>(1,144.00)</b>
<b>Utilities &amp; Services</b>								
8003 - Electric	533.38	500.00	33.38	6,027.89	5,500.00	527.89	6,000.00	(27.89)
8004 - Water	23.64	50.00	(26.36)	398.40	550.00	(151.60)	600.00	201.60
<b>Total Utilities &amp; Services</b>	<b>557.02</b>	<b>550.00</b>	<b>7.02</b>	<b>6,426.29</b>	<b>6,050.00</b>	<b>376.29</b>	<b>6,600.00</b>	<b>173.71</b>
<b>Infrastructure &amp; Maintenance</b>								
8027 - Common Area / General Repairs	0.00	84.00	(84.00)	0.00	917.00	(917.00)	1,000.00	1,000.00
8028 - Fence/Wall Repairs	0.00	84.00	(84.00)	141.72	917.00	(775.28)	1,000.00	858.28
8029 - Safety & Security System	0.00	750.00	(750.00)	7,825.09	8,250.00	(424.91)	9,000.00	1,174.91
8032 - General Park Expenses	0.00	125.00	(125.00)	2,071.18	1,375.00	696.18	1,500.00	(571.18)
8040 - Entry Maintenance	0.00	84.00	(84.00)	353.83	917.00	(563.17)	1,000.00	646.17
8051 - Drainage	0.00	2,500.00	(2,500.00)	31,250.00	27,500.00	3,750.00	30,000.00	(1,250.00)
8052 - Roads	0.00	2,916.00	(2,916.00)	17,897.00	32,083.00	(14,186.00)	35,000.00	17,103.00
8102 - Marina Maintenance	108.26	125.00	(16.74)	1,240.86	1,375.00	(134.14)	1,500.00	259.14
8103 - Marina Lease	0.00	14.00	(14.00)	158.50	147.00	11.50	160.00	1.50
<b>Total Infrastructure &amp; Maintenance</b>	<b>108.26</b>	<b>6,682.00</b>	<b>(6,573.74)</b>	<b>60,938.18</b>	<b>73,481.00</b>	<b>(12,542.82)</b>	<b>80,160.00</b>	<b>19,221.82</b>

**Income Statement Report**  
**Cumberland Ridge Homeowners Association, Inc.**  
**Cumberland Ridge**

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Landscape Maintenance</b>								
8601 - Landscape Maint. Contract	2,200.00	1,534.00	666.00	14,300.00	16,867.00	(2,567.00)	18,400.00	4,100.00
8603 - Landscape Irrigation Repairs	0.00	0.00	0.00	40.86	0.00	40.86	0.00	(40.86)
8604 - Tree Maintenance	0.00	834.00	(834.00)	21,760.00	9,167.00	12,593.00	10,000.00	(11,760.00)
<b>Total Landscape Maintenance</b>	<b>2,200.00</b>	<b>2,368.00</b>	<b>(168.00)</b>	<b>36,100.86</b>	<b>26,034.00</b>	<b>10,066.86</b>	<b>28,400.00</b>	<b>(7,700.86)</b>
<b>Reserves</b>								
9003 - Contingency Reserve	0.00	84.00	(84.00)	0.00	917.00	(917.00)	1,000.00	1,000.00
<b>Total Reserves</b>	<b>0.00</b>	<b>84.00</b>	<b>(84.00)</b>	<b>0.00</b>	<b>917.00</b>	<b>(917.00)</b>	<b>1,000.00</b>	<b>1,000.00</b>
<b>Total Cumberland Ridge Expense</b>	<b>5,231.35</b>	<b>11,778.00</b>	<b>(6,546.65)</b>	<b>134,637.83</b>	<b>129,514.00</b>	<b>5,123.83</b>	<b>141,285.00</b>	<b>6,647.17</b>
<b>Total Cumberland Ridge Income / (Loss)</b>	<b>17,229.28</b>	<b>1,961.00</b>	<b>15,268.28</b>	<b>28,693.01</b>	<b>21,617.00</b>	<b>7,076.01</b>	<b>23,585.00</b>	<b>(5,108.01)</b>

**Income Statement Report**  
**Cumberland Ridge Homeowners Association, Inc.**  
**Primitive Park**

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Income</b>								
4900 - Primitive Park Income	1,209.00	1,266.00	(57.00)	13,778.00	13,926.00	(148.00)	15,192.00	1,414.00
<b>Total Income</b>	<b>1,209.00</b>	<b>1,266.00</b>	<b>(57.00)</b>	<b>13,778.00</b>	<b>13,926.00</b>	<b>(148.00)</b>	<b>15,192.00</b>	<b>1,414.00</b>
<b>Total Primitive Park Income</b>	<b>1,209.00</b>	<b>1,266.00</b>	<b>(57.00)</b>	<b>13,778.00</b>	<b>13,926.00</b>	<b>(148.00)</b>	<b>15,192.00</b>	<b>1,414.00</b>
<b><u>Expense</u></b>								
<b>Infrastructure &amp; Maintenance</b>								
8031 - Primitive Park Repairs	0.00	250.00	(250.00)	2,601.74	2,750.00	(148.26)	3,000.00	398.26
<b>Total Infrastructure &amp; Maintenance</b>	<b>0.00</b>	<b>250.00</b>	<b>(250.00)</b>	<b>2,601.74</b>	<b>2,750.00</b>	<b>(148.26)</b>	<b>3,000.00</b>	<b>398.26</b>
<b>Landscape Maintenance</b>								
8601 - Landscape Maint. Contract	600.00	400.00	200.00	3,600.00	4,400.00	(800.00)	4,800.00	1,200.00
8604 - Tree Maintenance	0.00	0.00	0.00	7,550.00	0.00	7,550.00	0.00	(7,550.00)
<b>Total Landscape Maintenance</b>	<b>600.00</b>	<b>400.00</b>	<b>200.00</b>	<b>11,150.00</b>	<b>4,400.00</b>	<b>6,750.00</b>	<b>4,800.00</b>	<b>(6,350.00)</b>
<b>Total Primitive Park Expense</b>	<b>600.00</b>	<b>650.00</b>	<b>(50.00)</b>	<b>13,751.74</b>	<b>7,150.00</b>	<b>6,601.74</b>	<b>7,800.00</b>	<b>(5,951.74)</b>
<b>Total Primitive Park Income / (Loss)</b>	<b>609.00</b>	<b>616.00</b>	<b>(7.00)</b>	<b>26.26</b>	<b>6,776.00</b>	<b>(6,749.74)</b>	<b>7,392.00</b>	<b>7,365.74</b>
<b>Total Association Net Income / (Loss)</b>	<b>17,838.28</b>	<b>2,577.00</b>	<b>15,261.28</b>	<b>28,719.27</b>	<b>28,393.00</b>	<b>326.27</b>	<b>30,977.00</b>	<b>2,257.73</b>