

# Balance Sheet

ASSOC: CS Tower Point Association, Inc.

As of 03/31/23 (accrual basis)

## ASSETS

Bank	
1000 Tower Point Operating Account	3,305.61
Total Bank	<u>3,305.61</u>

Accounts Receivable	
1100 Accounts Receivable	50,510.21
Total Accounts Receivable	<u>50,510.21</u>

**TOTAL ASSETS** 53,815.82

## LIABILITIES & EQUITY

### Liabilities

Accounts Payable	
2000 Accounts Payable	2,000.00
Total Accounts Payable	<u>2,000.00</u>

**Total Liabilities** 2,000.00

### Equity

3000 Net Income	-9,855.25
3001 Retained Earnings	53,448.87
3003 Owner Contribution	8,222.20
Total Equity	<u>51,815.82</u>

**TOTAL LIABILITIES & EQUITY** 53,815.82

# Balance Sheet Comparison

ASSOC: CS Tower Point Association, Inc.

Comparison Periods: As of 03/31/23 and As of 12/31/22 (accrual basis)

	Amount as of 3/31/2023	Amount as of 12/31/2022	\$ Change	% Change
<b>ASSETS</b>				
Bank				
1000 Tower Point Operating Account	3,305.61	8,217.94	-4,912.33	-59.8 %
Total Bank	3,305.61	8,217.94	-4,912.33	-59.8 %
Accounts Receivable				
1100 Accounts Receivable	50,510.21	55,453.13	-4,942.92	-8.9 %
Total Accounts Receivable	50,510.21	55,453.13	-4,942.92	-8.9 %
<b>TOTAL ASSETS</b>	<b>53,815.82</b>	<b>63,671.07</b>	<b>-9,855.25</b>	<b>-15.5 %</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
Accounts Payable				
2000 Accounts Payable	2,000.00	2,000.00	0.00	0.0 %
Total Accounts Payable	2,000.00	2,000.00	0.00	0.0 %
<b>Total Liabilities</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>0.00</b>	<b>0.0 %</b>
<b>Equity</b>				
3000 Net Income	-9,855.25	53,448.87	-63,304.12	-118.4 %
3001 Retained Earnings	53,448.87	0.00	53,448.87	
3003 Owner Contribution	8,222.20	8,222.20	0.00	0.0 %
<b>Total Equity</b>	<b>51,815.82</b>	<b>61,671.07</b>	<b>-9,855.25</b>	<b>-16.0 %</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>53,815.82</b>	<b>63,671.07</b>	<b>-9,855.25</b>	<b>-15.5 %</b>

# Profit & Loss

ASSOC: CS Tower Point Association, Inc.  
01/01/23 - 03/31/23 (accrual basis)

	<u>Amount</u>
<b>EXPENSE</b>	
5000 HOA Mgmt/Assoc. Service	6,000.00
5100 Common Area Expenses (non-posting)	
5150 Utilities	
5151 Common Area Utilities	690.50
5152 Utilities Drive A-F	2,322.93
5153 Utilities Drive G H	<u>841.82</u>
5150 Total Utilities	<u>3,855.25</u>
5100 Total Common Area Expenses (non-posting)	<u>3,855.25</u>
<b>TOTAL EXPENSE</b>	<b><u>9,855.25</u></b>
<b>NET INCOME</b>	<b><u>-9,855.25</u></b>

## NET INCOME SUMMARY

Income	0.00
Expense	<u>-9,855.25</u>
<b>NET INCOME</b>	<b><u>-9,855.25</u></b>

# Profit & Loss Comparison

ASSOC: CS Tower Point Association, Inc.

Comparison Periods: 01/01/23 - 03/31/23 and 12/31/22 - 12/31/22 (accrual basis)

	01/01/23 - 03/31/23	12/31/22 - 12/31/22	\$ Change	% Change
<b>INCOME</b>				
4000 Association Income (non-posting)				
4001 POA Assessment Fee Income	0.00	39,776.97	-39,776.97	-100.0 %
4009 Administrative Fees	0.00	15,676.16	-15,676.16	-100.0 %
4000 Total Association Income (non-posting)	0.00	55,453.13	-55,453.13	-100.0 %
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>55,453.13</b>	<b>-55,453.13</b>	<b>-100.0 %</b>
<b>EXPENSE</b>				
5000 HOA Mgmt/Assoc. Service	6,000.00	2,000.00	4,000.00	200.0 %
5100 Common Area Expenses (non-posting)				
5150 Utilities				
5151 Common Area Utilities	690.50	0.00	690.50	
5152 Utilities Drive A-F	2,322.93	0.00	2,322.93	
5153 Utilities Drive G H	841.82	0.00	841.82	
5150 Total Utilities	3,855.25	0.00	3,855.25	
5100 Total Common Area Expenses (non-posting)	3,855.25	0.00	3,855.25	
<b>TOTAL EXPENSE</b>	<b>9,855.25</b>	<b>2,000.00</b>	<b>7,855.25</b>	<b>392.8 %</b>
<b>NET INCOME</b>	<b>-9,855.25</b>	<b>53,453.13</b>	<b>-63,308.38</b>	<b>-118.4 %</b>
<b>NET INCOME SUMMARY</b>				
Income	0.00	55,453.13	-55,453.13	-100.0 %
Expense	-9,855.25	-2,000.00	-7,855.25	-392.8 %
<b>NET INCOME</b>	<b>-9,855.25</b>	<b>53,453.13</b>	<b>-63,308.38</b>	<b>-118.4 %</b>

# Actual/Budget Fiscal Year Analysis

ASSOC: CS Tower Point Association, Inc.

Analysis for Fiscal Year 01/01/23 - 12/31/23 (accrual basis) as of As of 03/31/23

	Actual			Budget								REVISED TOTAL	ORIGINAL BUDGET	
	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23			DEC 23
<b>ASSETS</b>														
Bank														
1000 Tower Point Operating /	9,399.96	4,693.57	3,305.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,305.61	0.00
Total Bank	9,399.96	4,693.57	3,305.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,305.61	0.00
Accounts Receivable														
1100 Accounts Receivable	51,118.92	50,510.21	50,510.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,510.21	0.00
Total Accounts Receivable	51,118.92	50,510.21	50,510.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,510.21	0.00
<b>TOTAL ASSETS</b>	<b>60,518.88</b>	<b>55,203.78</b>	<b>53,815.82</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>53,815.82</b>	<b>0.00</b>
<b>LIABILITIES &amp; EQUITY</b>														
<b>Liabilities</b>														
Accounts Payable														
2000 Accounts Payable	2,000.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00
Total Accounts Payable	2,000.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00
<b>Total Liabilities</b>	<b>2,000.00</b>	<b>0.00</b>	<b>2,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,000.00</b>	<b>0.00</b>
<b>Equity</b>														
Equity														
Prior Net Income	0.00	-3,152.19	-6,467.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-6,467.29	0.00
3001 Retained Earnings	53,448.87	53,448.87	53,448.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53,448.87	0.00
3003 Owner Contribution	8,222.20	8,222.20	8,222.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,222.20	0.00
Total Equity	61,671.07	58,518.88	55,203.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55,203.78	0.00
Expense														
5000 HOA Mgmt/Assoc. Serv	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00	24,000.00
5070 Insurance Expense (nor														
5072 Gen. Liab Drive A-F	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,967.35	0.00	0.00	0.00	0.00	1,967.35	1,967.35
5073 Gen. Liab Drive G H	0.00	0.00	0.00	0.00	0.00	0.00	0.00	655.78	0.00	0.00	0.00	0.00	655.78	655.78
5070 Total Insurance Expe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,623.13	0.00	0.00	0.00	0.00	2,623.13	2,623.13
5080 Legal and Professional														
5082 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00	2,000.00	5,500.00	5,500.00
5080 Total Legal and Profe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00	2,000.00	5,500.00	5,500.00
5100 Common Area Expense														
5101 Administrative Expen	0.00	0.00	0.00	50.00	50.00	50.00	50.00	450.00	50.00	50.00	50.00	50.00	850.00	1,000.00
5105 Parking Lot Sweepinç	0.00	0.00	0.00	0.00	0.00	0.00	650.00	0.00	0.00	0.00	0.00	0.00	650.00	1,300.00
5140 Electrical Maintenanç														
5141 Electric R&M Drive	0.00	0.00	0.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,350.00	1,800.00
5142 Electric R&M Drive	0.00	0.00	0.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	450.00	600.00
5140 Other Electrical Ma	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5140 Total Electrical Mai	0.00	0.00	0.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	1,800.00	2,400.00

	Actual			Budget									REVISED TOTAL	ORIGINAL BUDGET
	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23		
5150 Utilities														
5151 Common Area Utili	204.13	238.92	247.45	266.67	266.67	266.67	266.67	266.67	266.66	266.66	266.66	266.66	3,090.49	3,200.00
5152 Utilities Drive A-F	652.67	810.49	859.77	266.67	266.67	266.67	266.67	266.67	266.66	266.66	266.66	266.66	4,722.92	3,200.00
5153 Utilities Drive G H	295.39	265.69	280.74	266.67	266.67	266.67	266.67	266.67	266.66	266.66	266.66	266.66	3,241.81	3,200.00
5150 Total Utilities	1,152.19	1,315.10	1,387.96	800.01	800.01	800.01	800.01	800.01	799.98	799.98	799.98	799.98	11,055.22	9,600.00
5160 Landscaping	0.00	0.00	0.00	4,100.00	500.00	500.00	4,100.00	500.00	500.00	4,100.00	500.00	500.00	15,300.00	20,400.00
5100 Total Common Area I	1,152.19	1,315.10	1,387.96	5,150.01	1,550.01	1,550.01	5,800.01	1,950.01	1,549.98	5,149.98	1,549.98	1,549.98	29,655.22	34,700.00
5300 Taxes Expense (non-po														
5301 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00	5.00	5.00
5300 Total Taxes Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00	5.00	5.00
Total Expense	3,152.19	3,315.10	3,387.96	7,150.01	3,550.01	3,550.01	7,800.01	6,573.14	3,549.98	7,149.98	7,049.98	5,554.98	61,783.35	66,828.13
Non Operating Expense														
9500 HEB Estimated Share	0.00	0.00	0.00	-1,751.13	-1,751.13	-1,751.13	-1,751.13	-1,751.13	-1,751.13	-1,751.13	-1,751.13	-1,751.13	-15,760.17	-21,013.56
9501 Chase Estimated Share	0.00	0.00	0.00	-139.55	-139.55	-139.55	-139.55	-139.55	-139.55	-139.55	-139.55	-139.55	-1,255.95	-1,674.60
Total Non Operating Expense	0.00	0.00	0.00	-1,890.68	-1,890.68	-1,890.68	-1,890.68	-1,890.68	-1,890.68	-1,890.68	-1,890.68	-1,890.68	-17,016.12	-22,688.16
<b>Total Equity</b>	58,518.88	55,203.78	51,815.82	-5,259.33	-1,659.33	-1,659.33	-5,909.33	-4,682.46	-1,659.30	-5,259.30	-5,159.30	-3,664.30	10,436.55	44,139.97
<b>TOTAL LIABILITIES &amp; EC</b>	<b>60,518.88</b>	<b>55,203.78</b>	<b>53,815.82</b>	<b>-5,259.33</b>	<b>-1,659.33</b>	<b>-1,659.33</b>	<b>-5,909.33</b>	<b>-4,682.46</b>	<b>-1,659.30</b>	<b>-5,259.30</b>	<b>-5,159.30</b>	<b>-3,664.30</b>	<b>12,436.55</b>	<b>101,542.97</b>

# Trial Balance Activity

ASSOC: CS Tower Point Association, Inc.  
Date Range: 01/01/23 - 03/31/23 (accrual basis)

Account	Beginning Balance	Debit	Credit	Ending Balance
1000 Tower Point Operating Account	8,217.94		4,912.33	3,305.61
1100 Accounts Receivable	55,453.13		4,942.92	50,510.21
2000 Accounts Payable	-2,000.00			-2,000.00
3001 Retained Earnings	-53,448.87			-53,448.87
3003 Owner Contribution	-8,222.20			-8,222.20
5000 HOA Mgmt/Assoc. Service	0.00	6,000.00		6,000.00
5151 Common Area Utilities	0.00	690.50		690.50
5152 Utilities Drive A-F	0.00	2,322.93		2,322.93
5153 Utilities Drive G H	0.00	841.82		841.82
	<b>0.00</b>	<b>9,855.25</b>	<b>9,855.25</b>	<b>0.00</b>

# Cash Flow 12 Month Recap

ASSOC: CS Tower Point Association, Inc.

01/01/23 - 03/31/23 (accrual basis)

	JAN 23	FEB 23	MAR 23	TOTAL
<b>OPERATING ACTIVITIES</b>				
Net Income	-3,152.19	-3,315.10	-3,387.96	-9,855.25
Adjustments to reconcile Net Income to net cash provided by operations				
1100 Accounts Receivable	4,334.21	608.71	0.00	4,942.92
2000 Accounts Payable	0.00	-2,000.00	2,000.00	0.00
<b>Net cash provided by Operating Activities</b>	<b>1,182.02</b>	<b>-4,706.39</b>	<b>-1,387.96</b>	<b>-4,912.33</b>
<b>Net cash increase for period</b>	<b>1,182.02</b>	<b>-4,706.39</b>	<b>-1,387.96</b>	<b>-4,912.33</b>
<b>Cash at beginning of period</b>	8,217.94	9,399.96	4,693.57	8,217.94
<b>Cash at end of period</b>	<b>9,399.96</b>	<b>4,693.57</b>	<b>3,305.61</b>	<b>3,305.61</b>