

Balance Sheet

ASSOC: CS Tower Point Association, Inc.
As of 06/30/23 (accrual basis)

ASSETS

Bank		
1000 Tower Point Operating Account		31,511.65
Total Bank		31,511.65
Accounts Receivable		
1100 Accounts Receivable		83,428.40
1101 Beginning Balance Accounts Receivables		-9,259.44
Total Accounts Receivable		74,168.96
Other Current Asset		
1200 Undeposited Funds		-3,150.21
Total Other Current Asset		-3,150.21
TOTAL ASSETS		102,530.40

LIABILITIES & EQUITY

Liabilities

Accounts Payable		
2000 Accounts Payable		-1,750.00
Total Accounts Payable		-1,750.00
Total Liabilities		-1,750.00

Equity

3000 Net Income		43,218.04
3001 Retained Earnings		52,840.16
3003 Owner Contribution		8,222.20
Total Equity		104,280.40
TOTAL LIABILITIES & EQUITY		102,530.40

Balance Sheet Comparison

ASSOC: CS Tower Point Association, Inc.

Comparison Periods: As of 06/30/23 and As of 03/31/23 (accrual basis)

	Amount as of 6/30/2023	Amount as of 3/31/2023	\$ Change	% Change
ASSETS				
Bank				
1000 Tower Point Operating Account	31,511.65	3,305.61	28,206.04	853.3 %
Total Bank	31,511.65	3,305.61	28,206.04	853.3 %
Accounts Receivable				
1100 Accounts Receivable	83,428.40	49,901.50	33,526.90	67.2 %
1101 Beginning Balance Accounts Receivables	-9,259.44	0.00	-9,259.44	
Total Accounts Receivable	74,168.96	49,901.50	24,267.46	48.6 %
Other Current Asset				
1200 Undeposited Funds	-3,150.21	0.00	-3,150.21	
Total Other Current Asset	-3,150.21	0.00	-3,150.21	
TOTAL ASSETS	102,530.40	53,207.11	49,323.29	92.7 %
LIABILITIES & EQUITY				
Liabilities				
Accounts Payable				
2000 Accounts Payable	-1,750.00	2,000.00	-3,750.00	-187.5 %
Total Accounts Payable	-1,750.00	2,000.00	-3,750.00	-187.5 %
Total Liabilities	-1,750.00	2,000.00	-3,750.00	-187.5 %
Equity				
3000 Net Income	43,218.04	-9,855.25	53,073.29	538.5 %
3001 Retained Earnings	52,840.16	52,840.16	0.00	0.0 %
3003 Owner Contribution	8,222.20	8,222.20	0.00	0.0 %
Total Equity	104,280.40	51,207.11	53,073.29	103.6 %
TOTAL LIABILITIES & EQUITY	102,530.40	53,207.11	49,323.29	92.7 %

Profit & Loss

ASSOC: CS Tower Point Association, Inc.
04/01/23 - 06/30/23 (accrual basis)

	<u>Amount</u>
INCOME	
4000 Association Income (non-posting)	
4001 POA Assessment Fee Income	64,539.61
4000 Total Association Income (non-posting)	64,539.61
TOTAL INCOME	64,539.61
EXPENSE	
5000 HOA Mgmt/Assoc. Service	3,774.19
5100 Common Area Expenses (non-posting)	
5140 Electrical Maintenance & Repairs	
5141 Electric R&M Drive A-F	3,247.34
5140 Total Electrical Maintenance & Repairs	3,247.34
5150 Utilities	
5151 Common Area Utilities	721.75
5152 Utilities Drive A-F	2,488.78
5153 Utilities Drive G H	826.38
5150 Total Utilities	4,036.91
5100 Total Common Area Expenses (non-posting)	7,284.25
5600 Office Expense (non-posting)	
5601 Office supplies	159.83
5605 Postage & Mail Out	213.05
5600 Total Office Expense (non-posting)	372.88
5800 Other Expenses	
5801 Bank Fees	35.00
5800 Total Other Expenses	35.00
TOTAL EXPENSE	11,466.32
NET INCOME	53,073.29

NET INCOME SUMMARY

Income	64,539.61
Expense	-11,466.32
NET INCOME	53,073.29

Profit & Loss Comparison

ASSOC: CS Tower Point Association, Inc.

Comparison Periods: 04/01/23 - 06/30/23 and 01/01/23 - 03/31/23 (accrual basis)

	04/01/23 - 06/30/23	01/01/23 - 03/31/23	\$ Change	% Change
INCOME				
4000 Association Income (non-posting)				
4001 POA Assessment Fee Income	64,539.61	0.00	64,539.61	
4000 Total Association Income (non-posting)	64,539.61	0.00	64,539.61	
TOTAL INCOME	64,539.61	0.00	64,539.61	
EXPENSE				
5000 HOA Mgmt/Assoc. Service	3,774.19	6,000.00	-2,225.81	-37.1 %
5100 Common Area Expenses (non-posting)				
5140 Electrical Maintenance & Repairs				
5141 Electric R&M Drive A-F	3,247.34	0.00	3,247.34	
5140 Total Electrical Maintenance & Repairs	3,247.34	0.00	3,247.34	
5150 Utilities				
5151 Common Area Utilities	721.75	690.50	31.25	4.5 %
5152 Utilities Drive A-F	2,488.78	2,322.93	165.85	7.1 %
5153 Utilities Drive G H	826.38	841.82	-15.44	-1.8 %
5150 Total Utilities	4,036.91	3,855.25	181.66	4.7 %
5100 Total Common Area Expenses (non-posting)	7,284.25	3,855.25	3,429.00	88.9 %
5600 Office Expense (non-posting)				
5601 Office supplies	159.83	0.00	159.83	
5605 Postage & Mail Out	213.05	0.00	213.05	
5600 Total Office Expense (non-posting)	372.88	0.00	372.88	
5800 Other Expenses				
5801 Bank Fees	35.00	0.00	35.00	
5800 Total Other Expenses	35.00	0.00	35.00	
TOTAL EXPENSE	11,466.32	9,855.25	1,611.07	16.3 %
NET INCOME	53,073.29	-9,855.25	62,928.54	638.5 %
NET INCOME SUMMARY				
Income	64,539.61	0.00	64,539.61	
Expense	-11,466.32	-9,855.25	-1,611.07	-16.3 %
NET INCOME	53,073.29	-9,855.25	62,928.54	638.5 %

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 06/30/23

	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		
ASSETS														
Bank														
1000 Tower Point Operating /	9,399.96	4,693.57	3,305.61	1,928.60	21,108.27	31,511.65	0.00	0.00	0.00	0.00	0.00	0.00	31,511.65	0.00
Total Bank	9,399.96	4,693.57	3,305.61	1,928.60	21,108.27	31,511.65	0.00	0.00	0.00	0.00	0.00	0.00	31,511.65	0.00
Accounts Receivable														
1100 Accounts Receivable	50,510.21	49,901.50	49,901.50	49,901.50	89,235.40	83,428.40	0.00	0.00	0.00	0.00	0.00	0.00	83,428.40	0.00
1101 Beginning Balance Accr	0.00	0.00	0.00	0.00	-9,259.44	-9,259.44	0.00	0.00	0.00	0.00	0.00	0.00	-9,259.44	0.00
Total Accounts Receivable	50,510.21	49,901.50	49,901.50	49,901.50	79,975.96	74,168.96	0.00	0.00	0.00	0.00	0.00	0.00	74,168.96	0.00
Other Current Asset														
1200 Undeposited Funds	0.00	0.00	0.00	0.00	0.00	-3,150.21	0.00	0.00	0.00	0.00	0.00	0.00	-3,150.21	0.00
Total Other Current Asset	0.00	0.00	0.00	0.00	0.00	-3,150.21	0.00	0.00	0.00	0.00	0.00	0.00	-3,150.21	0.00
TOTAL ASSETS	59,910.17	54,595.07	53,207.11	51,830.10	101,084.23	102,530.40	0.00	0.00	0.00	0.00	0.00	0.00	102,530.40	0.00
LIABILITIES & EQUITY														
Liabilities														
Accounts Payable														
2000 Accounts Payable	2,000.00	0.00	2,000.00	2,000.00	7,644.41	-1,750.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,750.00	0.00
Total Accounts Payable	2,000.00	0.00	2,000.00	2,000.00	7,644.41	-1,750.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,750.00	0.00
Total Liabilities	2,000.00	0.00	2,000.00	2,000.00	7,644.41	-1,750.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,750.00	0.00
Equity														
Equity														
Prior Net Income	0.00	-3,152.19	-6,467.29	-9,855.25	-11,232.26	32,377.46	0.00	0.00	0.00	0.00	0.00	0.00	32,377.46	0.00
3001 Retained Earnings	52,840.16	52,840.16	52,840.16	52,840.16	52,840.16	52,840.16	0.00	0.00	0.00	0.00	0.00	0.00	52,840.16	0.00
3003 Owner Contribution	8,222.20	8,222.20	8,222.20	8,222.20	8,222.20	8,222.20	0.00	0.00	0.00	0.00	0.00	0.00	8,222.20	0.00
Total Equity	61,062.36	57,910.17	54,595.07	51,207.11	49,830.10	93,439.82	0.00	0.00	0.00	0.00	0.00	0.00	93,439.82	0.00
Income														
4000 Association Income (nor														
4001 POA Assessment Fe	0.00	0.00	0.00	0.00	50,601.30	13,938.31	0.00	0.00	0.00	0.00	0.00	0.00	64,539.61	0.00
4000 Total Association Incr	0.00	0.00	0.00	0.00	50,601.30	13,938.31	0.00	0.00	0.00	0.00	0.00	0.00	64,539.61	0.00
Total Income	0.00	0.00	0.00	0.00	50,601.30	13,938.31	0.00	0.00	0.00	0.00	0.00	0.00	64,539.61	0.00
Expense														
5000 HOA Mgmt/Assoc. Serv														
5070 Insurance Expense (nor	2,000.00	2,000.00	2,000.00	0.00	2,024.19	1,750.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	21,774.19	24,000.00
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

	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		
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	0.00	0.00	0.00	50.00	450.00	50.00	50.00	50.00	50.00	700.00	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 Maintenanc														
5141 Electric R&M Drive	0.00	0.00	0.00	0.00	3,247.34	0.00	150.00	150.00	150.00	150.00	150.00	150.00	4,147.34	1,800.00
5142 Electric R&M Drive	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00	50.00	50.00	50.00	50.00	300.00	600.00
5140 Total Electrical Mai	0.00	0.00	0.00	0.00	3,247.34	0.00	200.00	200.00	200.00	200.00	200.00	200.00	4,447.34	2,400.00
5150 Utilities														
5151 Common Area Utili	204.13	238.92	247.45	232.22	241.58	247.95	266.67	266.67	266.66	266.66	266.66	266.66	3,012.23	3,200.00
5152 Utilities Drive A-F	652.67	810.49	859.77	862.50	801.27	825.01	266.67	266.67	266.66	266.66	266.66	266.66	6,411.69	3,200.00
5153 Utilities Drive G H	295.39	265.69	280.74	282.29	269.32	274.77	266.67	266.67	266.66	266.66	266.66	266.66	3,268.18	3,200.00
5150 Total Utilities	1,152.19	1,315.10	1,387.96	1,377.01	1,312.17	1,347.73	800.01	800.01	799.98	799.98	799.98	799.98	12,692.10	9,600.00
5160 Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	4,100.00	500.00	500.00	4,100.00	500.00	500.00	10,200.00	20,400.00
5100 Total Common Area I	1,152.19	1,315.10	1,387.96	1,377.01	4,559.51	1,347.73	5,800.01	1,950.01	1,549.98	5,149.98	1,549.98	1,549.98	28,689.44	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
5600 Office Expense (non-po														
5601 Office supplies	0.00	0.00	0.00	0.00	159.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	159.83	0.00
5605 Postage & Mail Out	0.00	0.00	0.00	0.00	213.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	213.05	0.00
5600 Total Office Expense	0.00	0.00	0.00	0.00	372.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	372.88	0.00
5800 Other Expenses														
5801 Bank Fees	0.00	0.00	0.00	0.00	35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00
5800 Total Other Expenses	0.00	0.00	0.00	0.00	35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00
Total Expense	3,152.19	3,315.10	3,387.96	1,377.01	6,991.58	3,097.73	7,800.01	6,573.14	3,549.98	7,149.98	7,049.98	5,554.98	58,999.64	66,828.13
Non Operating Expense														
9500 HEB Estimated Share	0.00	0.00	0.00	0.00	0.00	0.00	-1,751.13	-1,751.13	-1,751.13	-1,751.13	-1,751.13	-1,751.13	-10,506.78	-21,013.56
9501 Chase Estimated Share	0.00	0.00	0.00	0.00	0.00	0.00	-139.55	-139.55	-139.55	-139.55	-139.55	-139.55	-837.30	-1,674.60
Total Non Operating Expense	0.00	0.00	0.00	0.00	0.00	0.00	-1,890.68	-1,890.68	-1,890.68	-1,890.68	-1,890.68	-1,890.68	-11,344.08	-22,688.16
Total Equity	57,910.17	54,595.07	51,207.11	49,830.10	93,439.82	104,280.40	-5,909.33	-4,682.46	-1,659.30	-5,259.30	-5,159.30	-3,664.30	110,323.87	44,139.97
TOTAL LIABILITIES & EC	59,910.17	54,595.07	53,207.11	51,830.10	101,084.23	102,530.40	-5,909.33	-4,682.46	-1,659.30	-5,259.30	-5,159.30	-3,664.30	108,573.87	101,542.97

Trial Balance Activity

ASSOC: CS Tower Point Association, Inc.
Date Range: 04/01/23 - 06/30/23 (accrual basis)

Account	Beginning Balance	Debit	Credit	Ending Balance
1000 Tower Point Operating Account	3,305.61	28,206.04		31,511.65
1100 Accounts Receivable	49,901.50	33,526.90		83,428.40
1101 Beginning Balance Accounts Receivables	0.00		9,259.44	-9,259.44
1200 Undeposited Funds	0.00		3,150.21	-3,150.21
2000 Accounts Payable	-2,000.00	3,750.00		1,750.00
3001 Retained Earnings	-52,840.16			-52,840.16
3003 Owner Contribution	-8,222.20			-8,222.20
4001 POA Assessment Fee Income	0.00		64,539.61	-64,539.61
5000 HOA Mgmt/Assoc. Service	6,000.00	3,774.19		9,774.19
5141 Electric R&M Drive A-F	0.00	3,247.34		3,247.34
5151 Common Area Utilities	690.50	721.75		1,412.25
5152 Utilities Drive A-F	2,322.93	2,488.78		4,811.71
5153 Utilities Drive G H	841.82	826.38		1,668.20
5601 Office supplies	0.00	159.83		159.83
5605 Postage & Mail Out	0.00	213.05		213.05
5801 Bank Fees	0.00	35.00		35.00
	0.00	76,949.26	76,949.26	0.00

Cash Flow 12 Month Recap

ASSOC: CS Tower Point Association, Inc.

01/01/23 - 06/30/23 (accrual basis)

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	TOTAL
OPERATING ACTIVITIES							
Net Income	-3,152.19	-3,315.10	-3,387.96	-1,377.01	43,609.72	10,840.58	43,218.04
Adjustments to reconcile Net Income to net cash provided by operations							
1100 Accounts Receivable	4,334.21	608.71	0.00	0.00	-39,333.90	5,807.00	-28,583.98
1101 Beginning Balance Accounts Receivables	0.00	0.00	0.00	0.00	9,259.44	0.00	9,259.44
2000 Accounts Payable	0.00	-2,000.00	2,000.00	0.00	5,644.41	-9,394.41	-3,750.00
Net cash provided by Operating Activities	1,182.02	-4,706.39	-1,387.96	-1,377.01	19,179.67	7,253.17	20,143.50
Net cash increase for period	1,182.02	-4,706.39	-1,387.96	-1,377.01	19,179.67	7,253.17	20,143.50
Cash at beginning of period	8,217.94	9,399.96	4,693.57	3,305.61	1,928.60	21,108.27	8,217.94
Cash at end of period	9,399.96	4,693.57	3,305.61	1,928.60	21,108.27	28,361.44	28,361.44