

Balance Sheet

ASSOC: CS Tower Point Association, Inc.
As of 12/31/23 (accrual basis)

ASSETS

Bank		
1000 Tower Point Operating Account		66,910.58
Total Bank		66,910.58
Accounts Receivable		
1100 Accounts Receivable		32,330.60
1101 Beginning Balance Accounts Receivables		-5,229.58
Total Accounts Receivable		27,101.02
TOTAL ASSETS		94,011.60

LIABILITIES & EQUITY

Liabilities

Accounts Payable		
2000 Accounts Payable		-1,750.00
Total Accounts Payable		-1,750.00
Other Current Liability		
2210 Repair Reserves		57,000.00
Total Other Current Liability		57,000.00
Total Liabilities		55,250.00

Equity

3000 Net Income		-9,823.92
3001 Retained Earnings		40,363.32
3003 Owner Contribution		8,222.20
Total Equity		38,761.60

TOTAL LIABILITIES & EQUITY **94,011.60**

Balance Sheet Comparison

ASSOC: CS Tower Point Association, Inc.

Comparison Periods: As of 12/31/23 and As of 09/30/23 (accrual basis)

	Amount as of 12/31/2023	Amount as of 9/30/2023	\$ Change	% Change
ASSETS				
Bank				
1000 Tower Point Operating Account	66,910.58	48,236.17	18,674.41	38.7 %
Total Bank	66,910.58	48,236.17	18,674.41	38.7 %
Accounts Receivable				
1100 Accounts Receivable	32,330.60	38,802.08	-6,471.48	-16.7 %
1101 Beginning Balance Accounts Receivables	-5,229.58	-5,229.58	0.00	0.0 %
Total Accounts Receivable	27,101.02	33,572.50	-6,471.48	-19.3 %
TOTAL ASSETS	94,011.60	81,808.67	12,202.93	14.9 %
LIABILITIES & EQUITY				
Liabilities				
Accounts Payable				
2000 Accounts Payable	-1,750.00	1,980.00	-3,730.00	-188.4 %
Total Accounts Payable	-1,750.00	1,980.00	-3,730.00	-188.4 %
Other Current Liability				
2210 Repair Reserves	57,000.00	42,750.00	14,250.00	33.3 %
Total Other Current Liability	57,000.00	42,750.00	14,250.00	33.3 %
Total Liabilities	55,250.00	44,730.00	10,520.00	23.5 %
Equity				
3000 Net Income	-9,823.92	-11,506.85	1,682.93	14.6 %
3001 Retained Earnings	40,363.32	40,363.32	0.00	0.0 %
3003 Owner Contribution	8,222.20	8,222.20	0.00	0.0 %
Total Equity	38,761.60	37,078.67	1,682.93	4.5 %
TOTAL LIABILITIES & EQUITY	94,011.60	81,808.67	12,202.93	14.9 %

Profit & Loss

ASSOC: CS Tower Point Association, Inc.
10/01/23 - 12/31/23 (accrual basis)

	<u>Amount</u>
INCOME	
4000 Association Income (non-posting)	
4001 POA Assessment Fee Income	27,639.06
4000 Total Association Income (non-posting)	27,639.06
TOTAL INCOME	27,639.06
EXPENSE	
5000 HOA Mgmt/Assoc. Service	5,250.00
5070 Insurance Expense (non-posting)	
5072 Gen. Liab Drive A-F	2,024.84
5073 Gen. Liab Drive G H	674.94
5070 Total Insurance Expense (non-posting)	2,699.78
5080 Legal and Professional Fees (non-posting)	
5082 Legal Fees	552.50
5080 Total Legal and Professional Fees (non-posting)	552.50
5100 Common Area Expenses (non-posting)	
5150 Utilities	
5151 Common Area Utilities	797.55
5152 Utilities Drive A-F	1,595.66
5153 Utilities Drive G H	674.14
5150 Total Utilities	3,067.35
5100 Total Common Area Expenses (non-posting)	3,067.35
5600 Office Expense (non-posting)	
5601 Office supplies	30.32
5605 Postage & Mail Out	106.18
5600 Total Office Expense (non-posting)	136.50
5700 General Expenses (non-posting)	
5702 Capital Improvement Expenses	14,250.00
5700 Total General Expenses (non-posting)	14,250.00
TOTAL EXPENSE	25,956.13
NET INCOME	1,682.93

NET INCOME SUMMARY

Income	27,639.06
Expense	-25,956.13
NET INCOME	1,682.93

Profit & Loss Comparison

ASSOC: CS Tower Point Association, Inc.

Comparison Periods: 10/01/23 - 12/31/23 and 07/01/23 - 09/30/23 (accrual basis)

	10/01/23 - 12/31/23	07/01/23 - 09/30/23	\$ Change	% Change
INCOME				
4000 Association Income (non-posting)				
4001 POA Assessment Fee Income	27,639.06	28,238.95	-599.89	-2.1 %
4000 Total Association Income (non-posting)	27,639.06	28,238.95	-599.89	-2.1 %
TOTAL INCOME	27,639.06	28,238.95	-599.89	-2.1 %
EXPENSE				
5000 HOA Mgmt/Assoc. Service	5,250.00	5,250.00	0.00	
5070 Insurance Expense (non-posting)				
5072 Gen. Liab Drive A-F	2,024.84	0.00	2,024.84	
5073 Gen. Liab Drive G H	674.94	0.00	674.94	
5070 Total Insurance Expense (non-posting)	2,699.78	0.00	2,699.78	
5080 Legal and Professional Fees (non-posting)				
5081 Accounting Fees	0.00	1,000.00	-1,000.00	-100.0 %
5082 Legal Fees	552.50	970.50	-418.00	-43.1 %
5080 Total Legal and Professional Fees (non-post)	552.50	1,970.50	-1,418.00	-72.0 %
5100 Common Area Expenses (non-posting)				
5150 Utilities				
5151 Common Area Utilities	797.55	920.35	-122.80	-13.3 %
5152 Utilities Drive A-F	1,595.66	2,445.22	-849.56	-34.7 %
5153 Utilities Drive G H	674.14	714.10	-39.96	-5.6 %
5150 Total Utilities	3,067.35	4,079.67	-1,012.32	-24.8 %
5160 Landscaping				
5162 Landscape Detention Area	0.00	5,000.00	-5,000.00	-100.0 %
5163 Landscape Ph 13 Detention	0.00	2,200.00	-2,200.00	-100.0 %
5160 Total Landscaping	0.00	7,200.00	-7,200.00	-100.0 %
5100 Total Common Area Expenses (non-posting)	3,067.35	11,279.67	-8,212.32	-72.8 %
5600 Office Expense (non-posting)				
5601 Office supplies	30.32	79.63	-49.31	-61.9 %
5605 Postage & Mail Out	106.18	74.98	31.20	41.6 %
5600 Total Office Expense (non-posting)	136.50	154.61	-18.11	-11.7 %
5700 General Expenses (non-posting)				
5702 Capital Improvement Expenses	14,250.00	14,250.00	0.00	
5700 Total General Expenses (non-posting)	14,250.00	14,250.00	0.00	
TOTAL EXPENSE	25,956.13	32,904.78	-6,948.65	-21.1 %
NET INCOME	1,682.93	-4,665.83	6,348.76	136.1 %
NET INCOME SUMMARY				
Income	27,639.06	28,238.95	-599.89	-2.1 %
Expense	-25,956.13	-32,904.78	6,948.65	21.1 %
NET INCOME	1,682.93	-4,665.83	6,348.76	136.1 %

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 12/31/23

	Actual												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	27,598.36	46,969.78	48,236.17	63,753.11	65,309.99	66,910.58	0.00	0.00
Total Bank	9,399.96	4,693.57	3,305.61	1,928.60	21,108.27	31,511.65	27,598.36	46,969.78	48,236.17	63,753.11	65,309.99	66,910.58	0.00	0.00
Accounts Receivable														
1100 Accounts Receivable	38,033.37	37,424.66	37,424.66	37,424.66	60,165.53	50,298.14	48,495.79	33,644.94	38,802.08	23,197.25	26,727.66	32,330.60	0.00	0.00
1101 Beginning Balance Accr	0.00	0.00	0.00	0.00	-5,229.58	-5,229.58	-5,229.58	-5,229.58	-5,229.58	-5,229.58	-5,229.58	-5,229.58	0.00	0.00
Total Accounts Receivable	38,033.37	37,424.66	37,424.66	37,424.66	54,935.95	45,068.56	43,266.21	28,415.36	33,572.50	17,967.67	21,498.08	27,101.02	0.00	0.00
Other Current Asset														
1200 Undeposited Funds	0.00	0.00	0.00	0.00	0.00	-3,150.21	0.00	155.29	0.00	0.00	987.23	0.00	0.00	0.00
Total Other Current Asset	0.00	0.00	0.00	0.00	0.00	-3,150.21	0.00	155.29	0.00	0.00	987.23	0.00	0.00	0.00
TOTAL ASSETS	47,433.33	42,118.23	40,730.27	39,353.26	76,044.22	73,430.00	70,864.57	75,540.43	81,808.67	81,720.78	87,795.30	94,011.60	94,011.60	0.00
LIABILITIES & EQUITY														
Liabilities														
Accounts Payable														
2000 Accounts Payable	2,000.00	0.00	2,000.00	2,000.00	7,644.41	3,185.50	90.50	-650.00	1,980.00	-1,750.00	-1,750.00	-1,750.00	0.00	0.00
Total Accounts Payable	2,000.00	0.00	2,000.00	2,000.00	7,644.41	3,185.50	90.50	-650.00	1,980.00	-1,750.00	-1,750.00	-1,750.00	0.00	0.00
Other Current Liability														
2210 Repair Reserves	4,750.00	9,500.00	14,250.00	19,000.00	23,750.00	28,500.00	33,250.00	38,000.00	42,750.00	47,500.00	52,250.00	57,000.00	0.00	0.00
Total Other Current Liability	4,750.00	9,500.00	14,250.00	19,000.00	23,750.00	28,500.00	33,250.00	38,000.00	42,750.00	47,500.00	52,250.00	57,000.00	0.00	0.00
Total Liabilities	6,750.00	9,500.00	16,250.00	21,000.00	31,394.41	31,685.50	33,340.50	37,350.00	44,730.00	45,750.00	50,500.00	55,250.00	0.00	0.00
Equity														
Equity														
Prior Net Income	0.00	-7,902.19	-15,967.29	-24,105.25	-30,232.26	-3,935.71	-6,841.02	-11,061.45	-10,395.09	-11,506.85	-12,614.74	-11,290.22	0.00	0.00
3001 Retained Earnings	40,363.32	40,363.32	40,363.32	40,363.32	40,363.32	40,363.32	40,363.32	40,363.32	40,363.32	40,363.32	40,363.32	40,363.32	0.00	0.00
3003 Owner Contribution	8,222.20	8,222.20	8,222.20	8,222.20	8,222.20	8,222.20	8,222.20	8,222.20	8,222.20	8,222.20	8,222.20	8,222.20	0.00	0.00
Total Equity	48,585.52	40,683.33	32,618.23	24,480.27	18,353.26	44,649.81	41,744.50	37,524.07	38,190.43	37,078.67	35,970.78	37,295.30	0.00	0.00
Income														
4000 Association Income (not)														
4001 POA Assessment Fee	0.00	0.00	0.00	0.00	38,038.13	9,877.92	9,542.78	9,483.15	9,213.02	9,213.02	9,213.02	9,213.02	103,794.06	0.00
4000 Total Association Income	0.00	0.00	0.00	0.00	38,038.13	9,877.92	9,542.78	9,483.15	9,213.02	9,213.02	9,213.02	9,213.02	103,794.06	0.00
Total Income	0.00	0.00	0.00	0.00	38,038.13	9,877.92	9,542.78	9,483.15	9,213.02	9,213.02	9,213.02	9,213.02	103,794.06	0.00
Expense														
5000 HOA Mgmt/Assoc. Serv	2,000.00	2,000.00	2,000.00	0.00	2,024.19	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	20,274.19	24,000.00
5070 Insurance Expense (not)														
5072 Gen. Liab Drive A-F	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,024.84	0.00	0.00	2,024.84	1,967.35
5073 Gen. Liab Drive G H	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	674.94	0.00	0.00	674.94	655.78

	Actual												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		
5070 Total Insurance Expe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,699.78	0.00	0.00	2,699.78	2,623.13
5080 Legal and Professional														
5081 Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00
5082 Legal Fees	0.00	0.00	0.00	0.00	0.00	4,927.50	840.50	0.00	130.00	0.00	552.50	0.00	6,450.50	5,500.00
5080 Total Legal and Profe	0.00	0.00	0.00	0.00	0.00	4,927.50	1,840.50	0.00	130.00	0.00	552.50	0.00	7,450.50	5,500.00
5100 Common Area Expense														
5140 Electrical Maintenanc														
5141 Electric R&M Drive	0.00	0.00	0.00	0.00	3,247.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,247.34	1,800.00
5140 Total Electrical Mai	0.00	0.00	0.00	0.00	3,247.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,247.34	2,400.00
5150 Utilities														
5151 Common Area Utili	204.13	238.92	247.45	232.22	241.58	247.95	657.26	138.40	124.69	127.69	123.96	545.90	3,130.15	3,200.00
5152 Utilities Drive A-F	652.67	810.49	859.77	862.50	801.27	825.01	871.83	790.51	782.88	736.43	443.21	416.02	8,852.59	3,200.00
5153 Utilities Drive G H	295.39	265.69	280.74	282.29	269.32	274.77	274.65	217.07	222.38	215.37	223.70	235.07	3,056.44	3,200.00
5150 Total Utilities	1,152.19	1,315.10	1,387.96	1,377.01	1,312.17	1,347.73	1,803.74	1,145.98	1,129.95	1,079.49	790.87	1,196.99	15,039.18	9,600.00
5160 Landscaping														
5162 Landscape Detenti	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	0.00	0.00	5,000.00	14,280.00
5163 Landscape Ph 13 I	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	0.00	0.00	2,200.00	0.00
5160 Total Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	3,600.00	1,100.00	2,500.00	0.00	0.00	0.00	7,200.00	20,400.00
5100 Total Common Area E	1,152.19	1,315.10	1,387.96	1,377.01	4,559.51	1,347.73	5,403.74	2,245.98	3,629.95	1,079.49	790.87	1,196.99	25,486.52	34,700.00
5600 Office Expense (non-po														
5601 Office supplies	0.00	0.00	0.00	0.00	159.83	0.00	11.60	21.68	46.35	9.76	10.48	10.08	269.78	0.00
5605 Postage & Mail Out	0.00	0.00	0.00	0.00	213.05	8.00	7.37	49.13	18.48	31.88	34.65	39.65	402.21	0.00
5600 Total Office Expense	0.00	0.00	0.00	0.00	372.88	8.00	18.97	70.81	64.83	41.64	45.13	49.73	671.99	0.00
5700 General Expenses (non														
5702 Capital Improvement	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	57,000.00	57,403.00
5700 Total General Expens	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	57,000.00	57,403.00
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	7,902.19	8,065.10	8,137.96	6,127.01	11,741.58	12,783.23	13,763.21	8,816.79	10,324.78	10,320.91	7,888.50	7,746.72	113,617.98	115,206.13
Total Equity	40,683.33	32,618.23	24,480.27	18,353.26	44,649.81	41,744.50	37,524.07	38,190.43	37,078.67	35,970.78	37,295.30	38,761.60	0.00	115,206.13
TOTAL LIABILITIES & EC	47,433.33	42,118.23	40,730.27	39,353.26	76,044.22	73,430.00	70,864.57	75,540.43	81,808.67	81,720.78	87,795.30	94,011.60	0.00	101,542.97

Trial Balance Activity

ASSOC: CS Tower Point Association, Inc.
Date Range: 10/01/23 - 12/31/23 (accrual basis)

Account	Beginning Balance	Debit	Credit	Ending Balance
1000 Tower Point Operating Account	48,236.17	18,674.41		66,910.58
1100 Accounts Receivable	38,802.08		6,471.48	32,330.60
1101 Beginning Balance Accounts Receivables	-5,229.58			-5,229.58
2000 Accounts Payable	-1,980.00	3,730.00		1,750.00
2210 Repair Reserves	-42,750.00		14,250.00	-57,000.00
3001 Retained Earnings	-40,363.32			-40,363.32
3003 Owner Contribution	-8,222.20			-8,222.20
4001 POA Assessment Fee Income	-76,155.00		27,639.06	-103,794.06
5000 HOA Mgmt/Assoc. Service	15,024.19	5,250.00		20,274.19
5072 Gen. Liab Drive A-F	0.00	2,024.84		2,024.84
5073 Gen. Liab Drive G H	0.00	674.94		674.94
5081 Accounting Fees	1,000.00			1,000.00
5082 Legal Fees	5,898.00	552.50		6,450.50
5141 Electric R&M Drive A-F	3,247.34			3,247.34
5151 Common Area Utilities	2,332.60	797.55		3,130.15
5152 Utilities Drive A-F	7,256.93	1,595.66		8,852.59
5153 Utilities Drive G H	2,382.30	674.14		3,056.44
5162 Landscape Detention Area	5,000.00			5,000.00
5163 Landscape Ph 13 Detention	2,200.00			2,200.00
5601 Office supplies	239.46	30.32		269.78
5605 Postage & Mail Out	296.03	106.18		402.21
5702 Capital Improvement Expenses	42,750.00	14,250.00		57,000.00
5801 Bank Fees	35.00			35.00
	0.00	48,360.54	48,360.54	0.00

Cash Flow 12 Month Recap

ASSOC: CS Tower Point Association, Inc.

01/01/23 - 12/31/23 (accrual basis)

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
OPERATING ACTIVITIES													
Net Income	-7,902.19	-8,065.10	-8,137.96	-6,127.01	26,296.55	-2,905.31	-4,220.43	666.36	-1,111.76	-1,107.89	1,324.52	1,466.30	-9,823.92
Adjustments to reconcile Net Income to net cash provided by operations													
1100 Accounts Receivable	4,334.21	608.71	0.00	0.00	-22,740.87	9,867.39	1,802.35	14,850.85	-5,157.14	15,604.83	-3,530.41	-5,602.94	10,036.98
1101 Beginning Balance Accounts Receivables	0.00	0.00	0.00	0.00	5,229.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,229.58
2000 Accounts Payable	0.00	-2,000.00	2,000.00	0.00	5,644.41	-4,458.91	-3,095.00	-740.50	2,630.00	-3,730.00	0.00	0.00	-3,750.00
2210 Repair Reserves	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	57,000.00
Net cash provided by Operating Activities	1,182.02	-4,706.39	-1,387.96	-1,377.01	19,179.67	7,253.17	-763.08	19,526.71	1,111.10	15,516.94	2,544.11	613.36	58,692.64
Net cash increase for period	1,182.02	-4,706.39	-1,387.96	-1,377.01	19,179.67	7,253.17	-763.08	19,526.71	1,111.10	15,516.94	2,544.11	613.36	58,692.64
Cash at beginning of period	8,217.94	9,399.96	4,693.57	3,305.61	1,928.60	21,108.27	28,361.44	27,598.36	47,125.07	48,236.17	63,753.11	66,297.22	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	27,598.36	47,125.07	48,236.17	63,753.11	66,297.22	66,910.58	66,910.58