

**Balance Sheet - Operating**

Mariana Cove Owners Association

End Date: 02/28/2023

Date: 3/8/2023

Time: 6:35 pm

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Assets

Current Assets

10-1001-00 Bank - Operating Account	\$55,782.48	
10-1002-00 Bank - Reserve Account	14,721.29	

Total Current Assets:		<u>\$70,503.77</u>
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Accounts Receivable

12-1900-00 Accounts Receivable-Homeowners	14,100.00	
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Total Accounts Receivable:		<u>\$14,100.00</u>
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Total Assets:**\$84,603.77****Liabilities & Equity**

Liabilities

25-2500-00 Prepaid Assessments	470.00	
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Total Liabilities:		<u>\$470.00</u>
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Equity

30-3900-00 Retained Earnings	34,900.98	
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Total Equity:		<u>\$34,900.98</u>
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Net Income Gain / Loss

49,232.79\$49,232.79**Total Liabilities & Equity:****\$84,603.77**



Income Statement - Operating
 Mariana Cove Owners Association
 02/28/2023

Date: 3/8/2023
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4005-00 Association Dues	\$-	\$4,543.33	(\$4,543.33)	\$54,520.00	\$9,086.66	\$45,433.34	\$54,520.00
4055-00 Bank Interest Income	7.23	-	7.23	15.38	-	15.38	-
Total Income	\$7.23	\$4,543.33	(\$4,536.10)	\$54,535.38	\$9,086.66	\$45,448.72	\$54,520.00
Total OPERATING INCOME	\$7.23	\$4,543.33	(\$4,536.10)	\$54,535.38	\$9,086.66	\$45,448.72	\$54,520.00
OPERATING EXPENSE							
Administrative Expenses							
5005-00 Accounting/Tax Prep	-	22.92	22.92	-	45.84	45.84	275.00
5010-00 Administrative	-	83.33	83.33	-	166.66	166.66	1,000.00
5025-00 Copies/Postage/Supplies	-	29.17	29.17	-	58.34	58.34	350.00
5045-00 Insurance	1,974.00	333.33	(1,640.67)	1,974.00	666.66	(1,307.34)	4,000.00
5050-00 Legal	-	50.00	50.00	-	100.00	100.00	600.00
5055-00 Management Fees	939.75	939.75	-	1,879.50	1,879.50	-	11,277.00
5075-00 Social Event	-	16.67	16.67	-	33.34	33.34	200.00
5080-00 SOS/DORA Renewal	-	1.67	1.67	-	3.34	3.34	20.00
5090-00 Miscellaneous Expenses	-	8.33	8.33	-	16.66	16.66	100.00
Total Administrative Expenses	\$2,913.75	\$1,485.17	(\$1,428.58)	\$3,853.50	\$2,970.34	(\$883.16)	\$17,822.00
Landscaping Expenses							
5105-00 Landscape Contract	-	1,249.83	1,249.83	878.33	2,499.66	1,621.33	14,998.00
5111-00 Island 1 Xeriscape Project	-	483.33	483.33	-	966.66	966.66	5,800.00
5112-00 Maint New Landscape	-	83.33	83.33	-	166.66	166.66	1,000.00
5120-00 Sprinkler/Irrigation Repairs	-	83.33	83.33	-	166.66	166.66	1,000.00
5125-00 Tree/Shrub Maintenance	-	91.67	91.67	-	183.34	183.34	1,100.00
5126-00 Tree/Shrub Pruning	-	83.33	83.33	-	166.66	166.66	1,000.00
5130-00 Pest Control/Extermination	-	50.00	50.00	-	100.00	100.00	600.00
5131-00 Tree Watering	-	83.33	83.33	-	166.66	166.66	1,000.00
5132-00 Pathways	-	216.67	216.67	-	433.34	433.34	2,600.00
Total Landscaping Expenses	\$-	\$2,424.82	\$2,424.82	\$878.33	\$4,849.64	\$3,971.31	\$29,098.00
Maintenance Expenses							
5205-00 General Maintenance/Supplies	-	16.67	16.67	-	33.34	33.34	200.00
5220-00 Asphalt/Cement Repairs	-	33.33	33.33	-	66.66	66.66	400.00
Total Maintenance Expenses	\$-	\$50.00	\$50.00	\$-	\$100.00	\$100.00	\$600.00
Operating Expenses							
5305-00 Electricity	33.80	41.67	7.87	68.53	83.34	14.81	500.00
5310-00 Water/Sewer	43.83	333.33	289.50	85.57	666.66	581.09	4,000.00
Total Operating Expenses	\$77.63	\$375.00	\$297.37	\$154.10	\$750.00	\$595.90	\$4,500.00
Reserve Transfers							
9005-00 Due to Reserves	208.33	208.33	-	416.66	416.66	-	2,500.00
Total Reserve Transfers	\$208.33	\$208.33	\$-	\$416.66	\$416.66	\$0.00	\$2,500.00
Total OPERATING EXPENSE	\$3,199.71	\$4,543.32	\$1,343.61	\$5,302.59	\$9,086.64	\$3,784.05	\$54,520.00
Net Income:	(\$3,192.48)	\$0.01	(\$3,192.49)	\$49,232.79	\$0.02	\$49,232.77	\$0.00