



Balance Sheet - Operating

Mariana Cove Owners Association

End Date: 12/31/2022

Date: 1/10/2023

Time: 1:30 pm

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Assets

Current Assets

10-1001-00	Bank - Operating Account	\$21,135.07	
10-1002-00	Bank - Reserve Account	14,289.25	

Total Current Assets: \$35,424.32

Total Assets: \$35,424.32

Liabilities & Equity

Liabilities

25-2500-00	Prepaid Assessments	940.00	
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Total Liabilities: \$940.00

Equity

30-3900-00	Retained Earnings	14,262.56	
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Total Equity: \$14,262.56

	Net Income Gain / Loss	20,221.76	
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\$20,221.76

Total Liabilities & Equity: \$35,424.32



Income Statement - Operating
 Mariana Cove Owners Association
 12/31/2022

Date: 1/10/2023
 Time: 1:30 pm
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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	\$-	\$4,543.37	(\$4,543.37)	\$54,520.00	\$54,520.00	\$-	\$54,520.00
4025-00 Late Fee Income	-	-	-	75.00	-	75.00	-
4055-00 Bank Interest Income	7.63	-	7.63	27.38	-	27.38	-
Total Income	\$7.63	\$4,543.37	(\$4,535.74)	\$54,622.38	\$54,520.00	\$102.38	\$54,520.00
Total OPERATING INCOME	\$7.63	\$4,543.37	(\$4,535.74)	\$54,622.38	\$54,520.00	\$102.38	\$54,520.00
OPERATING EXPENSE							
Administrative Expenses							
5005-00 Accounting/Tax Prep	-	33.37	33.37	245.00	400.00	155.00	400.00
5010-00 Administrative	-	133.37	133.37	-	1,600.00	1,600.00	1,600.00
5025-00 Copies/Postage/Supplies	128.63	16.63	(112.00)	436.87	200.00	(236.87)	200.00
5040-00 Late Fees Paid To Management	-	-	-	37.50	-	(37.50)	-
5045-00 Insurance	-	225.00	225.00	2,976.00	2,700.00	(276.00)	2,700.00
5050-00 Legal	-	100.00	100.00	275.00	1,200.00	925.00	1,200.00
5055-00 Management Fees	895.00	895.00	-	10,740.00	10,740.00	-	10,740.00
5065-00 Office Expense/Supplies	18.87	-	(18.87)	47.79	-	(47.79)	-
5075-00 Social Event	-	16.63	16.63	-	200.00	200.00	200.00
5080-00 SOS/DORA Renewal	-	-	-	20.00	-	(20.00)	-
5083-00 Storage Fees	5.00	-	(5.00)	50.00	-	(50.00)	-
5085-00 Website	-	-	-	31.16	-	(31.16)	-
5090-00 Miscellaneous Expenses	-	45.00	45.00	726.45	540.00	(186.45)	540.00
Total Administrative Expenses	\$1,047.50	\$1,465.00	\$417.50	\$15,585.77	\$17,580.00	\$1,994.23	\$17,580.00
Landscaping Expenses							
5105-00 Landscape Contract	1,756.66	1,249.13	(507.53)	9,849.08	14,990.00	5,140.92	14,990.00
5110-00 Landscape Extras	-	83.37	83.37	3,954.52	1,000.00	(2,954.52)	1,000.00
5111-00 Island 1 Xeriscape Project	-	166.63	166.63	500.00	2,000.00	1,500.00	2,000.00
5112-00 Maint New Landscape	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
5120-00 Sprinkler/Irrigation Repairs	225.00	233.37	8.37	896.25	2,800.00	1,903.75	2,800.00
5125-00 Tree/Shrub Maintenance	-	133.37	133.37	-	1,600.00	1,600.00	1,600.00
5126-00 Tree/Shrub Pruning	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
5130-00 Pest Control/Extermination	-	333.37	333.37	-	4,000.00	4,000.00	4,000.00
5131-00 Tree Watering	-	166.63	166.63	250.00	2,000.00	1,750.00	2,000.00
5135-00 Master Association Expenses	-	133.37	133.37	-	1,600.00	1,600.00	1,600.00
Total Landscaping Expenses	\$1,981.66	\$2,832.61	\$850.95	\$15,449.85	\$33,990.00	\$18,540.15	\$33,990.00
Maintenance Expenses							
5205-00 General Maintenance/Supplies	-	-	-	76.70	-	(76.70)	-
5220-00 Asphalt/Cement Repairs	-	33.37	33.37	-	400.00	400.00	400.00
Total Maintenance Expenses	\$-	\$33.37	\$33.37	\$76.70	\$400.00	\$323.30	\$400.00
Operating Expenses							
5305-00 Electricity	33.42	41.63	8.21	365.11	500.00	134.89	500.00
5310-00 Water/Sewer	41.74	170.87	129.13	2,923.19	2,050.00	(873.19)	2,050.00
Total Operating Expenses	\$75.16	\$212.50	\$137.34	\$3,288.30	\$2,550.00	(\$738.30)	\$2,550.00
Total OPERATING EXPENSE	\$3,104.32	\$4,543.48	\$1,439.16	\$34,400.62	\$54,520.00	\$20,119.38	\$54,520.00
Net Income:	(\$3,096.69)	(\$0.11)	(\$3,096.58)	\$20,221.76	\$0.00	\$20,221.76	\$0.00



Bank Account Reconciliation
 Mariana Cove Owners Association
 SSB - Operating - 4192 (End: 12/31/2022)

Date: 1/10/2023
 Time: 1:30 pm
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Date	Reconciled	Description	Check Number	Transaction Amount
Uncleared Items				
10/13/2022		Bob Bower	11026	(\$50.00)
10/21/2022		Ozzie Wilson	11029	(\$50.00)
12/30/2022		Evernest Holdings, LLC	11041	(\$23.87)
12/30/2022		Hurr Sprinkler and Landscaping LLC	11042	(\$878.33)
12/30/2022		Little Thompson Water District	11043	(\$41.74)
			Total Uncleared	(\$1,043.94)
Cleared Items				
Credits				
12/28/2022	12/28/2022	Deposit from batch 56283	6	\$470.00
12/28/2022	12/28/2022	Deposit from batch 56299	7	\$470.00
			Total Cleared Credits	\$940.00
Debits				
11/18/2022	12/12/2022	Thompson School District	11034	(\$33.75)
11/28/2022	12/06/2022	Evernest Holdings, LLC	11035	(\$895.00)
12/02/2022	12/09/2022	Evernest Holdings, LLC	11036	(\$895.00)
12/02/2022	12/12/2022	Hurr Sprinkler and Landscaping LLC	11037	(\$878.33)
12/02/2022	12/07/2022	Mail N Copy	11038	(\$128.63)
12/02/2022	12/09/2022	Apex Sprinklers & Backflow Testing	11039	(\$225.00)
12/09/2022	12/15/2022	City of Loveland	11040	(\$33.42)
			Total Cleared Debits	(\$3,089.13)

SSB - Operating - 4192 Summary

Ending Account Balance:	\$ 21,135.07
Uncleared Items:	(\$1,043.94)
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Adjusted Balance:	\$ 22,179.01
Bank Ending Balance:	\$ 22,179.01
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Difference:	\$-



Bank Account Reconciliation
Mariana Cove Owners Association
SSB - Reserves - 4195 (End: 12/31/2022)

Date: 1/10/2023
Time: 1:30 pm
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Date	Reconciled	Description	Check Number	Transaction Amount
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Cleared Items

Credits

12/30/2022	12/30/2022	Interest		\$7.63
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Total Cleared Credits \$7.63

SSB - Reserves - 4195 Summary

Ending Account Balance:	\$ 14,289.25
Uncleared Items:	\$-
Adjusted Balance:	\$ 14,289.25
Bank Ending Balance:	\$ 14,289.25
Difference:	\$-