

Balance Sheet
OC - ORONOQUE VILLAGE CONDO. ASSOC.
As of Date: 10/31/2023

ASSETS

Cash-Operating	\$169,722.17
Cash-Reserves	\$1,107,017.52
Cash-SAC	<u>\$2,655.61</u>
Total Cash	<u>\$1,279,395.30</u>
Accounts Receivable	\$33,904.37
Accounts Receivable-Communications	\$276.37
Accounts Receivable-Other	\$5,859.66
Accrued Interest CDARS	\$8,610.91
Due to OVTD	<u>(\$7,421.44)</u>
Total Receivables	<u>\$41,229.87</u>
Prepaid Expenses	\$15,440.90
Prepaid Insurance	\$693,910.12
Prepaid Expenses-Communications	<u>\$3,902.60</u>
Total Prepaid Expenses	<u>\$713,253.62</u>
Inventory	<u>\$99,298.88</u>
Equipment	\$187,089.47
Furniture & Fixtures	\$149,699.08
Buildings & Improvements	\$395,960.47
Community Buildings	\$5,118,982.28
Community Buildings Improvements	\$2,250,398.26
Tennis & Pickleball Courts	\$171,318.52
Accumulated Depreciation	<u>(\$2,081,735.51)</u>
Net Property and Equipment	<u>\$6,191,712.57</u>
Total Assets	<u>\$8,324,890.24</u>

Liabilities	
Accounts Payable	\$191,111.57
Accrued Expenses	\$15,684.16
Accrued Insurance	\$534,377.65
Accrued Payroll Costs	\$37,335.55
Accrued Interest	\$28,925.99
Unearned Common Charges	\$96,763.10
Unearned Communications Income	\$15,610.39
Security Deposits	\$15,140.00
Promissory Note-OVTD	\$699,621.57
Community Buildings Loan	\$3,595,053.86
Renovation Loan	\$1,590,547.51
Deferred Finance Charges	<u>(\$4,951.01)</u>
Total Liabilities	<u><u>\$6,815,220.34</u></u>
Fund Balances	
Operating Fund Balance	\$765,275.61
Net Income (Loss)	(\$113,811.34)
Roof Reserve	\$695,318.99
Operating Reserve Transfer	\$102,246.89
Reserve Contributions	\$89,821.26
Reserve Distributions	<u>(\$29,181.51)</u>
Total Fund Balance	<u><u>\$1,509,669.90</u></u>
Total Liabilites & Equity	<u><u>\$8,324,890.24</u></u>

Monthly Income Statement
OC - ORONOQUE VILLAGE CONDO. ASSOC.
 Period: 10/1/2023 - 10/31/2023

	Current Period			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Common Charges	\$465,290.39	\$465,290.83	(\$0.44)	\$1,861,164.66	\$1,861,163.32	\$1.34
Interest Income	\$908.68	\$833.33	\$75.35	\$2,853.16	\$3,333.32	(\$480.16)
Other Income	\$3,893.00	\$2,208.33	\$1,684.67	\$10,653.00	\$8,833.32	\$1,819.68
SAC Income	\$0.00	\$0.00	\$0.00	\$660.30	\$0.00	\$660.30
Communications Income	\$1,427.64	\$2,500.00	(\$1,072.36)	\$6,836.75	\$7,521.70	(\$684.95)
Total Income	\$471,519.71	\$470,832.49	\$687.22	\$1,882,167.87	\$1,880,851.66	\$1,316.21
Payroll	\$76,490.15	\$93,951.00	\$17,460.85	\$320,647.88	\$373,100.00	\$52,452.12
Subcontractors	\$9,826.00	\$4,724.00	(\$5,102.00)	\$29,478.00	\$33,071.00	\$3,593.00
Payroll Taxes	\$7,088.75	\$7,708.00	\$619.25	\$28,579.87	\$30,609.00	\$2,029.13
Medical Insurance	\$8,254.69	\$11,422.00	\$3,167.31	\$34,781.78	\$45,688.00	\$10,906.22
Workers Comp. Insurance	\$2,417.69	\$2,599.00	\$181.31	\$10,592.58	\$10,396.00	(\$196.58)
Retirement Plan	\$1,791.88	\$2,201.00	\$409.12	\$8,894.09	\$10,203.00	\$1,308.91
Total Labor	\$105,869.16	\$122,605.00	\$16,735.84	\$432,974.20	\$503,067.00	\$70,092.80
Payroll Processing	\$0.00	\$877.33	\$877.33	\$1,030.78	\$3,509.32	\$2,478.54
HR Solutions	\$3,423.89	\$2,659.00	(\$764.89)	\$16,561.05	\$7,977.00	(\$8,584.05)
Insurance	\$76,715.33	\$79,868.50	\$3,153.17	\$306,861.32	\$319,474.00	\$12,612.68
Telephone	\$1,341.33	\$976.92	(\$364.41)	\$4,580.02	\$3,907.68	(\$672.34)
Office Supplies	\$872.44	\$770.50	(\$101.94)	\$2,597.57	\$3,082.00	\$484.43
Accounting & Auditing	\$1,625.00	\$1,604.17	(\$20.83)	\$6,500.00	\$6,416.68	(\$83.32)
Legal	\$2,172.50	\$2,083.33	(\$89.17)	\$9,912.50	\$8,333.32	(\$1,579.18)
Tax Appeal	\$308.00	\$0.00	(\$308.00)	\$9,463.82	\$0.00	(\$9,463.82)
Consulting	\$0.00	\$0.00	\$0.00	\$6,600.00	\$10,000.00	\$3,400.00
Miscellaneous & Contracts-50%	\$4,225.51	\$3,379.00	(\$846.51)	\$14,013.03	\$13,487.00	(\$526.03)
Miscellaneous & Contracts-100%	(\$959.73)	\$430.00	\$1,389.73	\$5,372.12	\$7,529.00	\$2,156.88
Contingency & Bad Debts	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68
Mortgage Payments	\$25,877.35	\$25,877.35	\$0.00	\$103,509.40	\$103,509.40	\$0.00
Repayment of TD Loan	\$0.00	\$0.00	\$0.00	\$45,602.55	\$45,603.00	\$0.45
Renovation Loan Payments	\$10,726.20	\$10,726.20	\$0.00	\$42,904.80	\$42,904.80	\$0.00
Buildings & Pools	\$1,647.32	\$3,642.00	\$1,994.68	\$11,477.66	\$11,925.00	\$447.34
Cleaning Supplies	\$300.95	\$625.00	\$324.05	\$2,572.59	\$2,500.00	(\$72.59)
Property Taxes	\$7,720.44	\$7,875.00	\$154.56	\$30,881.76	\$31,500.00	\$618.24

	Current Period		Year to Date		Variance	Budget	Yearly Budget
	Actual	Budget	Actual	Budget			
	\$590.76	\$673.25	\$82.49	\$2,986.06			
Solar Panel Lease							
Electricity	\$4,034.41	\$3,557.00	(\$477.41)	\$30,462.88	\$25,509.00	(\$4,953.88)	\$48,000.00
Water	\$202.07	\$188.00	(\$14.07)	\$817.82	\$1,189.00	\$371.18	\$3,500.00
Gas	\$1,232.70	\$1,743.00	\$510.30	\$3,984.66	\$5,392.00	\$1,407.34	\$39,000.00
Communications	\$2,732.60	\$2,817.00	\$84.40	\$10,619.17	\$9,495.00	(\$1,124.17)	\$29,127.00
Administration	\$144,789.07	\$150,789.22	\$6,000.15	\$669,311.56	\$667,602.88	(\$1,708.68)	\$1,883,548.00
Building Repairs	\$30,160.47	\$28,279.00	(\$1,881.47)	\$45,124.93	\$42,986.00	(\$2,138.93)	\$108,000.00
Deck/Front Entrance Painting	\$23,941.43	\$25,000.00	\$1,058.57	\$23,941.43	\$25,000.00	\$1,058.57	\$50,000.00
Program Maintenance	\$74,451.40	\$55,500.00	(\$18,951.40)	\$336,801.93	\$305,250.00	(\$31,551.93)	\$750,000.00
Off-Cycle Unit Painting	\$56,068.38	\$70,000.00	\$13,931.62	\$56,068.38	\$70,000.00	\$13,931.62	\$70,000.00
Glass Replacement	\$6,717.69	\$4,625.00	(\$2,092.69)	\$11,001.54	\$18,500.00	\$7,498.46	\$37,000.00
Drainage & Stucco	\$1,093.89	\$833.33	(\$260.56)	\$1,378.02	\$3,333.32	\$1,955.30	\$10,000.00
Slider & Door Replacement	(\$1,260.00)	\$4,437.50	\$5,697.50	\$9,201.37	\$17,750.00	\$8,548.63	\$35,500.00
Roof Repairs & Gutters	\$4,497.72	\$5,000.00	\$502.28	\$7,121.85	\$8,500.00	\$1,378.15	\$50,000.00
Grounds	\$1,827.30	\$3,114.00	\$1,286.70	\$59,939.30	\$64,043.00	\$4,103.70	\$79,327.00
Cable & Internet	\$66,448.08	\$67,329.00	\$880.92	\$268,114.74	\$269,316.00	\$1,201.26	\$826,768.00
Maintenance	\$263,946.36	\$264,117.83	\$171.47	\$818,693.49	\$824,678.32	\$5,984.83	\$2,016,595.00
Roof Reserve Funded	\$5,000.00	\$5,000.00	\$0.00	\$20,000.00	\$20,000.00	\$0.00	\$60,000.00
PM/Painting Reserve Funded	\$1,250.00	\$1,250.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$15,000.00
Major Capital Reserve Funded	\$2,083.33	\$2,083.33	\$0.00	\$8,333.32	\$8,333.32	\$0.00	\$25,000.00
Insurance Reserve Funded	\$5,416.67	\$5,416.67	\$0.00	\$21,666.68	\$21,666.68	\$0.00	\$65,000.00
Buildings & Pools Reserve Funded	\$3,333.33	\$3,333.33	\$0.00	\$13,333.32	\$13,333.32	\$0.00	\$40,000.00
Recreational Sports Reserve Funded	\$833.33	\$833.33	\$0.00	\$3,333.32	\$3,333.32	\$0.00	\$10,000.00
General Reserve Funded	\$833.33	\$833.33	\$0.00	\$3,333.32	\$3,333.32	\$0.00	\$10,000.00
Reserves	\$18,749.99	\$18,749.99	\$0.00	\$74,999.96	\$74,999.96	\$0.00	\$225,000.00
Expenses	\$533,354.58	\$556,262.04	\$22,907.46	\$1,995,979.21	\$2,070,348.16	\$74,368.95	\$5,641,728.00
Net Income (Loss)	(\$61,834.87)	(\$85,429.55)	\$23,594.68	(\$113,811.34)	(\$189,496.50)	\$75,685.16	\$0.00

**ORONOQUE VILLAGE CONDO.
ASSOC.
RESERVES
October 31, 2023**

	INSURANCE	MAJOR CAPITAL	HOUSE & GARDEN	ROOF	PM/PAINTING	BUILDINGS /POOLS	RACQUET SPORTS RESERVES	GENERAL RESERVES
BALANCE AS OF 10/1/23	(1,726.42)	164,129.51	14,744.15	713,240.75	79,047.17	43,007.46	11,018.53	25,944.79
FUND RESERVES	5,416.67	2,083.33		5,000.00	1,250.00	3,333.33	833.33	833.33
GNV INSURANCE COMPANIES	62,205.65							
GNV INSURANCE COMPANIES	9,575.81							
WATER DAMAGE-491B	3,346.55							
WATER DAMAGE-491B	1,091.09							
DISHWASHER-638B	2,100.00							
DISHWASHER-638B	201.10							
CHECK # 1253 SUPERIOR-CLEAN, LLC C29948 EXHAUST FAN-SCB								(983.74)
CHECK # 1254 OVCA CAMCORDER		(1,913.24)						
CHECK # 100094 BELFOR PROPERTY RESTORATION WATER DAMAGE-587A	(17,932.06)							
CHECK # 100095 NEW LOOK PAINTING WATER DAMAGE-491B	(11,721.62)							
BALANCE BEFORE INTEREST	52,556.77	164,299.60	14,744.15	718,240.75	80,297.17	45,357.05	11,851.86	26,778.12
INTEREST	70.90	221.64	19.89	968.90	108.32	61.19	15.99	36.12
BALANCE AS OF 10/31/23	<u>\$ 52,627.67</u>	<u>\$ 164,521.24</u>	<u>\$ 14,764.04</u>	<u>\$ 719,209.65</u>	<u>\$ 80,405.49</u>	<u>\$ 45,418.24</u>	<u>\$ 11,867.85</u>	<u>\$ 26,814.25</u>

**ORONOQUE VILLAGE CONDO.
ASSOC.
RESERVES
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	INSURANCE	MAJOR CAPITAL	HOUSE & GARDEN	ROOF	PM/PAINTING	BUILDINGS /POOLS	RACQUET SPORTS RESERVES	GENERAL RESERVES
BALANCE AS OF 7/1/23	(8,617.08)	161,649.43	14,682.98	695,318.99	74,978.58	33,833.12	8,479.07	23,343.40
INCOME	100,186.87	8,333.33		20,000.00	5,000.00	13,333.33	3,333.33	3,333.33
EXPENSES	(38,991.08)	(6,348.51)				(1,967.48)		
BALANCE BEFORE INTEREST	52,578.71	163,634.25	14,682.98	715,318.99	79,978.58	45,198.97	11,812.40	26,676.73
INTEREST	48.96	886.99	81.06	3,890.66	426.91	219.26	55.45	137.52
BALANCE AS OF 10/31/23	<u>\$ 52,627.67</u>	<u>\$ 164,521.24</u>	<u>\$ 14,764.04</u>	<u>\$ 719,209.65</u>	<u>\$ 80,405.49</u>	<u>\$ 45,418.24</u>	<u>\$ 11,867.85</u>	<u>\$ 26,814.25</u>