

**Balance Sheet**  
**OC - ORONOQUE VILLAGE CONDO. ASSOC.**  
As of Date: 12/31/2023

**ASSETS**

Cash-Operating	\$226,169.33
Cash-Reserves	\$1,115,120.56
Cash-SAC	<u>\$2,487.42</u>
<b>Total Cash</b>	<b><u>\$1,343,777.31</u></b>
Accounts Receivable	\$43,457.32
Accounts Receivable-Communications	\$200.00
Accounts Receivable-Other	\$26,775.43
Accrued Interest CDARS	\$11,611.54
Due to OVTD	<u>(\$34,361.90)</u>
<b>Total Receivables</b>	<b><u>\$47,682.39</u></b>
Prepaid Expenses	\$0.00
Prepaid Insurance	\$520,432.58
Prepaid Expenses-Communications	<u>\$2,898.69</u>
<b>Total Prepaid Expenses</b>	<b><u>\$523,331.27</u></b>
<b>Inventory</b>	<b><u>\$21,311.30</u></b>
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>
<b>Net Property and Equipment</b>	<b><u>\$6,191,712.57</u></b>
<b>Total Assets</b>	<b><u>\$8,127,814.84</u></b>

**Liabilities**

Accounts Payable	\$156,074.64
Accrued Expenses	\$19,359.42
Accrued Insurance	\$380,039.60
Accrued Payroll Costs	\$23,395.81
Accrued Interest	\$28,925.99
Unearned Common Charges	\$89,370.38
Unearned Communications Income	\$11,594.75
Security Deposits	\$15,750.00
Promissory Note-OVTD	\$699,621.57
Community Buildings Loan	\$3,568,840.39
Renovation Loan	\$1,579,813.22
Deferred Finance Charges	<u>(\$4,951.01)</u>

**Total Liabilities****\$6,567,834.76****Fund Balances**

Operating Fund Balance	\$765,275.61
Net Income (Loss)	(\$90,464.41)
Roof Reserve	\$695,318.99
Operating Reserve Transfer	\$97,199.65
Reserve Contributions	\$171,232.27
Reserve Distributions	<u>(\$78,582.03)</u>
Total Fund Balance	<u>\$1,559,980.08</u>

**Total Liabilities & Equity****\$8,127,814.84**

**Monthly Income Statement**  
**OC - ORONOQUE VILLAGE CONDO. ASSOC.**

Period: 12/1/2023 - 12/31/2023

	Current Period			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Common Charges</b>	\$465,291.40	\$465,290.83	\$0.57	\$2,791,747.47	\$2,791,744.98	\$2.49
Interest Income	\$963.04	\$833.33	\$129.71	\$4,699.26	\$4,999.98	(\$300.72)
Other Income	\$2,273.00	\$2,208.33	\$64.67	\$15,483.00	\$13,249.98	\$2,233.02
SAC Income	(\$186.00)	\$0.00	(\$186.00)	\$492.11	\$0.00	\$492.11
Communications Income	\$1,698.07	\$1,673.90	\$24.17	\$10,208.33	\$10,869.50	(\$661.17)
<b>Total Income</b>	<u>\$470,039.51</u>	<u>\$470,006.39</u>	<u>\$33.12</u>	<u>\$2,822,630.17</u>	<u>\$2,820,864.44</u>	<u>\$1,765.73</u>
<b>Payroll</b>	\$77,100.80	\$103,824.00	\$26,723.20	\$475,990.25	\$570,875.00	\$94,884.75
Subcontractors	\$7,957.42	\$9,624.00	\$1,666.58	\$43,986.42	\$52,231.00	\$8,244.58
Payroll Taxes	\$6,979.01	\$8,518.00	\$1,538.99	\$42,756.49	\$46,835.00	\$4,078.51
Medical Insurance	\$8,053.02	\$11,422.00	\$3,368.98	\$51,320.82	\$68,532.00	\$17,211.18
Workers Comp. Insurance	\$2,686.46	\$2,599.00	(\$87.46)	\$15,097.61	\$15,594.00	\$496.39
Retirement Plan	\$2,298.65	\$3,894.00	\$1,595.35	\$13,372.64	\$16,298.00	\$2,925.36
<b>Total Labor</b>	<u>\$105,075.36</u>	<u>\$139,881.00</u>	<u>\$34,805.64</u>	<u>\$642,524.23</u>	<u>\$770,365.00</u>	<u>\$127,840.77</u>
<b>Payroll Processing</b>	\$170.85	\$877.33	\$706.48	\$1,201.63	\$5,263.98	\$4,062.35
HR Solutions	\$3,312.91	\$2,659.00	(\$653.91)	\$23,986.32	\$13,295.00	(\$10,691.32)
Insurance	\$76,715.33	\$79,868.50	\$3,153.17	\$460,291.98	\$479,211.00	\$18,919.02
Telephone	\$1,098.28	\$976.92	(\$121.36)	\$6,938.52	\$5,861.52	(\$1,077.00)
Office Supplies	\$1,344.15	\$770.50	(\$573.65)	\$4,444.12	\$4,623.00	\$178.88
Accounting & Auditing	\$1,625.00	\$1,604.17	(\$20.83)	\$9,750.00	\$9,625.02	(\$124.98)
Legal	\$5,080.40	\$2,083.33	(\$2,997.07)	\$21,947.90	\$12,499.98	(\$9,447.92)
Tax Appeal	\$1,534.00	\$0.00	(\$1,534.00)	\$11,345.82	\$0.00	(\$11,345.82)
Consulting	\$0.00	\$0.00	\$0.00	\$7,129.75	\$10,000.00	\$2,870.25
Miscellaneous & Contracts-50%	\$3,452.97	\$3,332.00	(\$120.97)	\$20,645.20	\$19,830.00	(\$815.20)
Miscellaneous & Contracts-100%	\$4,527.83	\$160.00	(\$4,367.83)	\$11,736.76	\$7,861.00	(\$3,875.76)
Contingency & Bad Debts	\$0.00	\$416.67	\$416.67	\$0.00	\$2,500.02	\$2,500.02
Mortgage Payments	\$25,877.35	\$25,877.35	\$0.00	\$155,264.10	\$155,264.10	\$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	\$64,357.20	\$64,357.20	\$0.00
Buildings & Pools	\$3,817.54	\$2,419.00	(\$1,398.54)	\$20,256.40	\$16,852.00	(\$3,404.40)
Cleaning Supplies	\$1,654.38	\$625.00	(\$1,029.38)	\$5,504.39	\$3,750.00	(\$1,754.39)
Property Taxes	\$7,720.46	\$7,875.00	\$154.54	\$46,322.66	\$47,250.00	\$927.34
<b>Total</b>	<u>\$1,516,585.00</u>	<u>\$1,516,585.00</u>	<u>\$0.00</u>	<u>\$10,516,585.00</u>	<u>\$10,516,585.00</u>	<u>\$0.00</u>

Solar Panel Lease	Current Period			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Electricity	\$2,535.15	\$2,330.00	(\$205.15)	\$35,967.56	\$30,239.00	(\$5,728.56)
Water	\$151.58	\$191.00	\$39.42	\$1,149.39	\$1,599.00	\$449.61
Gas	\$4,788.56	\$4,524.00	(\$264.56)	\$11,268.95	\$12,447.00	\$1,178.05
Communications	\$4,588.63	\$4,544.00	(\$44.63)	\$17,376.59	\$16,013.00	(\$1,363.59)
<b>Administration</b>	<b>\$161,030.86</b>	<b>\$152,533.22</b>	<b>(\$8,497.64)</b>	<b>\$986,294.25</b>	<b>\$967,984.32</b>	<b>(\$18,309.93)</b>
<b>Building Repairs</b>	<b>\$4,302.52</b>	<b>\$2,122.00</b>	<b>(\$2,180.52)</b>	<b>\$59,949.07</b>	<b>\$49,996.00</b>	<b>(\$9,953.07)</b>
Deck/Front Entrance Painting	\$0.00	\$0.00	\$0.00	\$23,941.43	\$25,000.00	\$1,058.57
Program Maintenance	\$0.00	\$0.00	\$0.00	\$503,104.69	\$444,750.00	(\$58,354.69)
Off-Cycle Unit Painting	\$0.00	\$0.00	\$0.00	\$56,068.38	\$70,000.00	\$13,931.62
Glass Replacement	\$3,739.44	\$0.00	(\$3,739.44)	\$19,719.29	\$18,500.00	(\$1,219.29)
Drainage & Stucco	\$134.90	\$833.33	\$698.43	\$1,512.92	\$4,999.98	\$3,487.06
Slider & Door Replacement	\$0.00	\$0.00	\$0.00	\$9,201.37	\$17,750.00	\$8,548.63
Roof Repairs & Gutters	\$27,049.81	\$29,000.00	\$1,950.19	\$36,786.31	\$40,000.00	\$3,213.69
Grounds	(\$165.33)	\$0.00	\$165.33	\$60,224.88	\$64,043.00	\$3,818.12
Cable & Internet	\$66,542.95	\$70,018.00	\$3,475.05	\$401,267.82	\$406,663.00	\$5,395.18
<b>Maintenance</b>	<b>\$101,604.29</b>	<b>\$101,973.33</b>	<b>\$369.04</b>	<b>\$1,171,776.16</b>	<b>\$1,141,701.98</b>	<b>(\$30,074.18)</b>
<b>Roof Reserve Funded</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>	<b>\$0.00</b>
PM/Painting Reserve Funded	\$1,250.00	\$1,250.00	\$0.00	\$7,500.00	\$7,500.00	\$0.00
Major Capital Reserve Funded	\$2,083.33	\$2,083.33	\$0.00	\$12,499.98	\$12,499.98	\$0.00
Insurance Reserve Funded	\$5,416.67	\$5,416.67	\$0.00	\$32,500.02	\$32,500.02	\$0.00
Buildings & Pools Reserve Funded	\$3,333.33	\$3,333.33	\$0.00	\$19,999.98	\$19,999.98	\$0.00
Recreational Sports Reserve Funded	\$833.33	\$833.33	\$0.00	\$4,999.98	\$4,999.98	\$0.00
General Reserve Funded	\$833.33	\$833.33	\$0.00	\$4,999.98	\$4,999.98	\$0.00
<b>Reserves</b>	<b>\$18,749.99</b>	<b>\$18,749.99</b>	<b>\$0.00</b>	<b>\$112,499.94</b>	<b>\$112,499.94</b>	<b>\$0.00</b>
<b>Expenses</b>	<b>\$386,460.50</b>	<b>\$413,137.54</b>	<b>\$26,677.04</b>	<b>\$2,913,094.58</b>	<b>\$2,992,551.24</b>	<b>\$79,456.66</b>
<b>Net Income (Loss)</b>	<b>\$83,579.01</b>	<b>\$56,868.85</b>	<b>\$26,710.16</b>	<b>(\$90,464.41)</b>	<b>(\$171,686.80)</b>	<b>\$81,222.39</b>
						<b>\$0.00</b>
						<b>\$225,000.00</b>
						<b>\$48,000.00</b>
						<b>\$3,500.00</b>
						<b>\$39,000.00</b>
						<b>\$29,127.00</b>
						<b>\$1,883,548.00</b>
						<b>\$108,000.00</b>
						<b>\$50,000.00</b>
						<b>\$750,000.00</b>
						<b>\$70,000.00</b>
						<b>\$37,000.00</b>
						<b>\$10,000.00</b>
						<b>\$35,500.00</b>
						<b>\$50,000.00</b>
						<b>\$79,327.00</b>
						<b>\$826,768.00</b>
						<b>\$2,016,595.00</b>
						<b>\$60,000.00</b>
						<b>\$15,000.00</b>
						<b>\$25,000.00</b>
						<b>\$65,000.00</b>
						<b>\$40,000.00</b>
						<b>\$10,000.00</b>
						<b>\$10,000.00</b>

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

	<b>INSURANCE</b>	<b>MAJOR CAPITAL</b>	<b>HOUSE &amp; GARDEN</b>	<b>ROOF</b>	<b>PM/PAINTING</b>	<b>BUILDINGS /POOLS</b>	<b>RACQUET SPORTS RESERVES</b>	<b>GENERAL RESERVES</b>
<b>BALANCE AS OF 12/1/23</b>	47,213.27	166,813.11	14,782.52	767,163.72	81,757.70	48,812.59	12,717.08	27,682.19
FUND RESERVES	5,416.67	2,083.33		5,000.00	1,250.00	3,333.33	833.33	833.33
CHECK # 100097 BROWN ROOFING CO., INC. ROOF-43A				(7,739.51)				
CHECK # 100098 BROWN ROOFING CO., INC. ROOFS-93B, 112A, 131A, 193A, 529A/B				(52,733.58)				
<b>BALANCE BEFORE INTEREST</b>	52,629.93	168,896.45	14,782.52	711,690.63	83,007.70	52,145.93	13,550.42	28,515.52
INTEREST	70.77	227.10	19.88	956.96	111.61	70.12	18.22	38.34
<b>BALANCE AS OF 12/31/23</b>	<u>\$ 52,700.70</u>	<u>\$ 169,123.55</u>	<u>\$ 14,802.40</u>	<u>\$ 712,647.59</u>	<u>\$ 83,119.31</u>	<u>\$ 52,216.04</u>	<u>\$ 13,568.64</u>	<u>\$ 28,553.86</u>

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

	<b>INSURANCE</b>	<b>MAJOR CAPITAL</b>	<b>HOUSE &amp; GARDEN</b>	<b>ROOF</b>	<b>PM/PAINTING</b>	<b>BUILDINGS /POOLS</b>	<b>RACQUET SPORTS RESERVES</b>	<b>GENERAL RESERVES</b>
<b>BALANCE AS OF 7/1/23</b>	(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	111,020.20	12,500.00		71,995.00	7,500.00	20,000.00	5,000.00	5,000.00
EXPENSES	(49,881.17)	(6,348.51)		(60,473.09)		(1,967.48)		
<b>BALANCE BEFORE INTEREST</b>	52,521.95	167,800.92	14,682.98	706,840.90	82,478.58	51,865.64	13,479.07	28,343.40
INTEREST	178.75	1,322.63	119.42	5,806.69	640.73	350.40	89.57	210.46
<b>BALANCE AS OF 12/31/23</b>	<u>\$ 52,700.70</u>	<u>\$ 169,123.55</u>	<u>\$ 14,802.40</u>	<u>\$ 712,647.59</u>	<u>\$ 83,119.31</u>	<u>\$ 52,216.04</u>	<u>\$ 13,568.64</u>	<u>\$ 28,553.86</u>