

**Balance Sheet**  
**OC - ORONOQUE VILLAGE CONDO. ASSOC.**

As of Date: 2/29/2024

**ASSETS**

Cash-Operating	\$265,214.22
Cash-Reserves	\$1,146,551.56
Cash-SAC	<u>\$2,487.42</u>
<b>Total Cash</b>	<b><u>\$1,414,253.20</u></b>
Accounts Receivable	\$33,412.36
Accounts Receivable-Communications	\$155.00
Accounts Receivable-Other	\$23,246.98
Accrued Interest CDARS	\$5,541.52
Due from OVTD	<u>\$28,798.81</u>
<b>Total Receivables</b>	<b><u>\$91,154.67</u></b>
Prepaid Expenses	\$31,256.30
Prepaid Insurance	\$346,955.04
Prepaid Expenses-Communications	<u>\$2,443.64</u>
<b>Total Prepaid Expenses</b>	<b><u>\$380,654.98</u></b>
Inventory	<u>\$21,311.30</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>
<b>Net Property and Equipment</b>	<b><u>\$6,191,712.57</u></b>
<b>Total Assets</b>	<b><u>\$8,099,086.72</u></b>

**Liabilities**

Accounts Payable	\$67,626.12
Accrued Expenses	\$22,679.17
Accrued Insurance	\$225,671.56
Accrued Payroll Costs	\$16,538.43
Accrued Interest	\$28,925.99
Unearned Common Charges	\$88,113.27
Unearned Communications Income	\$9,774.56
Security Deposits	\$19,950.00
Promissory Note-OVTD	\$699,621.57
Community Buildings Loan	\$3,542,853.38
Renovation Loan	\$1,569,006.35
Deferred Finance Charges	<u>(\$4,951.01)</u>

**Total Liabilities** \$6,285,809.39

**Fund Balances**

Operating Fund Balance	\$765,275.61
Net Income (Loss)	\$103,297.96
Roof Reserve	\$695,318.99
Operating Reserve Transfer	\$133,993.53
Reserve Contributions	\$210,476.13
Reserve Distributions	<u>(\$95,084.89)</u>
<b>Total Fund Balance</b>	<u>\$1,813,277.33</u>

**Total Liabilities & Equity** \$8,099,086.72

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

Period: 2/1/2024 - 2/29/2024

	Current Period			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Common Charges</b>	\$465,290.43	\$465,290.83	(\$0.40)	\$3,722,329.21	\$3,722,326.64	\$2.57
<b>Interest Income</b>	\$825.62	\$833.33	(\$7.71)	\$6,538.72	\$6,666.64	(\$127.92)
<b>Other Income</b>	\$1,705.50	\$2,208.33	(\$502.83)	\$18,823.30	\$17,666.64	\$1,156.66
<b>SAC Income</b>	\$0.00	\$0.00	\$0.00	\$492.11	\$0.00	\$492.11
<b>Communications Income</b>	\$115.99	\$1,673.90	(\$1,557.91)	\$13,022.32	\$14,217.30	(\$1,194.98)
<b>Total Income</b>	<u>\$467,937.54</u>	<u>\$470,006.39</u>	<u>(\$2,068.85)</u>	<u>\$3,761,205.66</u>	<u>\$3,760,877.22</u>	<u>\$328.44</u>
<b>Payroll</b>	\$86,336.72	\$95,927.00	\$9,590.28	\$658,838.25	\$770,474.00	\$111,635.75
<b>Subcontractors</b>	\$3,275.00	\$0.00	(\$3,275.00)	\$50,536.42	\$52,231.00	\$1,694.58
<b>Payroll Taxes</b>	\$9,807.77	\$7,870.00	(\$1,937.77)	\$62,774.67	\$63,210.00	\$435.33
<b>Medical Insurance</b>	\$8,048.77	\$10,395.00	\$2,346.23	\$66,693.68	\$90,900.00	\$24,206.32
<b>Workers Comp. Insurance</b>	\$687.98	\$2,599.00	\$1,911.02	\$20,090.72	\$20,792.00	\$701.28
<b>Retirement Plan</b>	<u>\$5,294.25</u>	<u>\$2,247.00</u>	<u>(\$3,047.25)</u>	<u>\$20,491.75</u>	<u>\$20,974.00</u>	<u>\$482.25</u>
<b>Total Labor</b>	<u>\$113,450.49</u>	<u>\$119,038.00</u>	<u>\$5,587.51</u>	<u>\$879,425.49</u>	<u>\$1,018,581.00</u>	<u>\$139,155.51</u>
<b>Payroll Processing</b>	\$0.00	\$877.33	\$877.33	\$1,201.63	\$7,018.64	\$5,817.01
<b>HR Solutions</b>	\$3,496.72	\$2,659.00	(\$837.72)	\$30,996.61	\$18,613.00	(\$12,383.61)
<b>Insurance</b>	\$76,715.33	\$79,868.50	\$3,153.17	\$613,722.64	\$638,948.00	\$25,225.36
<b>Telephone</b>	\$1,168.39	\$976.92	(\$191.47)	\$9,088.41	\$7,815.36	(\$1,273.05)
<b>Office Supplies</b>	\$298.50	\$770.50	\$472.00	\$6,970.39	\$6,164.00	(\$806.39)
<b>Accounting &amp; Auditing</b>	\$1,625.00	\$1,604.17	(\$20.83)	\$13,000.00	\$12,833.36	(\$166.64)
<b>Legal</b>	\$1,906.36	\$2,083.33	\$176.97	\$29,655.69	\$16,666.64	(\$12,989.05)
<b>Tax Appeal</b>	\$8,166.37	\$0.00	(\$8,166.37)	\$21,133.59	\$0.00	(\$21,133.59)
<b>Consulting</b>	\$0.00	\$0.00	\$0.00	\$7,729.75	\$10,000.00	\$2,270.25
<b>Miscellaneous &amp; Contracts-50%</b>	\$3,127.67	\$3,109.00	(\$18.67)	\$27,297.91	\$26,342.00	(\$955.91)
<b>Miscellaneous &amp; Contracts-100%</b>	\$1,122.94	\$175.00	(\$947.94)	\$13,227.71	\$10,169.00	(\$3,058.71)
<b>Contingency &amp; Bad Debts</b>	\$0.00	\$416.67	\$416.67	\$0.00	\$3,333.36	\$3,333.36
<b>Mortgage Payments</b>	\$25,877.35	\$25,877.35	\$0.00	\$207,018.80	\$207,018.80	\$0.00
<b>Repayment of TD Loan</b>	\$0.00	\$0.00	\$0.00	\$45,602.55	\$45,603.00	\$0.45
<b>Renovation Loan Payments</b>	\$10,726.20	\$10,726.20	\$0.00	\$85,809.60	\$85,809.60	\$0.00
<b>Buildings &amp; Pools</b>	\$8,092.57	\$2,381.00	(\$5,711.57)	\$31,448.35	\$20,621.00	(\$10,827.35)
<b>Cleaning Supplies</b>	\$0.00	\$625.00	\$625.00	\$5,645.32	\$5,000.00	(\$645.32)
<b>Property Taxes</b>	\$7,814.08	\$7,875.00	\$60.92	\$61,950.82	\$63,000.00	\$1,049.18
<b>Total</b>	<u>\$5,583,490.00</u>	<u>\$5,583,490.00</u>	<u>\$0.00</u>	<u>\$5,583,490.00</u>	<u>\$5,583,490.00</u>	<u>\$0.00</u>

	Current Period		Year to Date		Variance	Budget	Yearly Budget
	Actual	Budget	Actual	Budget			
Solar Panel Lease	\$610.49	\$673.25	\$4,731.72	\$5,386.00	\$654.28		\$8,079.00
Electricity	\$3,199.74	\$2,808.00	\$42,172.99	\$35,785.00	(\$6,387.99)		\$48,000.00
Water	\$183.74	\$194.00	\$1,494.80	\$1,987.00	\$492.20		\$3,500.00
Gas	\$7,019.89	\$6,185.00	\$23,671.67	\$24,368.00	\$696.33		\$39,000.00
Communications	\$1,595.63	\$1,766.00	\$21,303.14	\$19,915.00	(\$1,388.14)		\$29,127.00
Administration	\$162,746.97	\$151,651.22	\$1,304,874.09	\$1,272,396.76	(\$32,477.33)		\$1,883,548.00
Building Repairs	\$2,243.12	\$5,140.00	\$71,683.54	\$57,258.00	(\$14,425.54)		\$108,000.00
Deck/Front Entrance Painting	\$0.00	\$0.00	\$23,941.43	\$25,000.00	\$1,058.57		\$50,000.00
Program Maintenance	\$0.00	\$0.00	\$503,104.69	\$444,750.00	(\$58,354.69)		\$750,000.00
Off-Cycle Unit Painting	\$0.00	\$0.00	\$56,068.38	\$70,000.00	\$13,931.62		\$70,000.00
Glass Replacement	\$0.00	\$0.00	\$22,616.90	\$18,500.00	(\$4,116.90)		\$37,000.00
Drainage & Stucco	\$0.00	\$833.33	\$2,562.03	\$6,666.64	\$4,104.61		\$10,000.00
Slider & Door Replacement	\$0.00	\$0.00	\$9,606.16	\$17,750.00	\$8,143.84		\$35,500.00
Roof Repairs & Gutters	\$1,488.90	\$0.00	\$38,275.21	\$40,000.00	\$1,724.79		\$50,000.00
Grounds	\$132.64	\$0.00	\$60,357.52	\$64,043.00	\$3,685.48		\$79,327.00
Cable & Internet	\$66,913.03	\$70,018.00	\$535,392.34	\$546,699.00	\$11,306.66		\$826,768.00
Maintenance	\$70,777.69	\$75,991.33	\$1,323,608.20	\$1,290,666.64	(\$32,941.56)		\$2,016,595.00
Roof Reserve Funded	\$5,000.00	\$5,000.00	\$40,000.00	\$40,000.00	\$0.00		\$60,000.00
PM/Painting Reserve Funded	\$1,250.00	\$1,250.00	\$10,000.00	\$10,000.00	\$0.00		\$15,000.00
Major Capital Reserve Funded	\$2,083.33	\$2,083.33	\$16,666.64	\$16,666.64	\$0.00		\$25,000.00
Insurance Reserve Funded	\$5,416.67	\$5,416.67	\$43,333.36	\$43,333.36	\$0.00		\$65,000.00
Buildings & Pools Reserve Funded	\$3,333.33	\$3,333.33	\$26,666.64	\$26,666.64	\$0.00		\$40,000.00
Recreational Sports Reserve Funded	\$833.33	\$833.33	\$6,666.64	\$6,666.64	\$0.00		\$10,000.00
General Reserve Funded	\$833.33	\$833.33	\$6,666.64	\$6,666.64	\$0.00		\$10,000.00
Reserves	\$18,749.99	\$18,749.99	\$149,999.92	\$149,999.92	\$0.00		\$225,000.00
Expenses	\$365,725.14	\$365,430.54	\$3,657,907.70	\$3,731,644.32	\$73,736.62		\$5,641,728.00
Net Income (Loss)	\$102,212.40	\$104,575.85	\$103,297.96	\$29,232.90	\$74,065.06		\$0.00

**ORONOQUE VILLAGE CONDO.  
ASSOC.  
RESERVES  
February 29, 2024**

	INSURANCE	MAJOR CAPITAL	HOUSE & GARDEN	ROOF	PM/PAINTING	BUILDINGS /POOLS	RACQUET SPORTS RESERVES	GENERAL RESERVES
<b>BALANCE AS OF 2/1/24</b>	58,192.64	171,428.64	14,821.57	712,569.34	84,478.59	55,621.33	14,420.63	29,425.26
FUND RESERVES	5,416.67	2,083.33		5,000.00	1,250.00	3,333.33	833.33	833.33

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ROOF-248A/B

(8,950.00)

<b>BALANCE BEFORE INTEREST</b>	63,609.31	173,511.97	14,821.57	708,619.34	85,728.59	58,954.66	15,253.96	30,258.60
INTEREST	73.80	201.30	17.20	822.12	99.46	68.40	17.70	35.10
<b>BALANCE AS OF 2/29/24</b>	<u>\$ 63,683.11</u>	<u>\$ 173,713.27</u>	<u>\$ 14,838.77</u>	<u>\$ 709,441.46</u>	<u>\$ 85,828.05</u>	<u>\$ 59,023.06</u>	<u>\$ 15,271.66</u>	<u>\$ 30,293.70</u>

**ORONOQUE VILLAGE CONDO.  
ASSOC.  
RESERVES  
February 29, 2024**

	INSURANCE	MAJOR CAPITAL	HOUSE & GARDEN	ROOF	PM/PAINTING	BUILDINGS /POOLS	RACQUET SPORTS RESERVES	GENERAL RESERVES
<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	121,853.53	16,666.67		81,995.00	10,000.00	26,666.67	6,666.67	6,666.67
EXPENSES	(49,881.17)	(6,348.51)		(75,423.09)		(1,967.48)		

<b>BALANCE BEFORE INTEREST</b>	63,355.28	171,967.59	14,682.98	701,890.90	84,978.58	58,532.31	15,145.74	30,010.07
INTEREST	327.83	1,745.69	155.79	7,550.56	849.47	490.75	125.92	283.63
<b>BALANCE AS OF 2/29/24</b>	<u>\$ 63,683.11</u>	<u>\$ 173,713.27</u>	<u>\$ 14,838.77</u>	<u>\$ 709,441.46</u>	<u>\$ 85,828.05</u>	<u>\$ 59,023.06</u>	<u>\$ 15,271.66</u>	<u>\$ 30,293.70</u>