

Balance Sheet
OC - ORONOQUE VILLAGE CONDO. ASSOC.
As of Date: 1/31/2024

ASSETS

Cash-Operating	\$285,811.85
Cash-Reserves	\$1,136,766.95
Cash-SAC	<u>\$2,487.42</u>
Total Cash	<u>\$1,425,066.22</u>
Accounts Receivable	\$41,574.33
Accounts Receivable-Communications	\$40.00
Accounts Receivable-Other	\$27,025.17
Accrued Interest CDARS	\$4,191.06
Due from OVTD	<u>(\$35,000.75)</u>
Total Receivables	<u>\$37,829.81</u>
Prepaid Expenses	\$39,070.38
Prepaid Insurance	\$433,693.81
Prepaid Expenses-Communications	<u>\$2,881.07</u>
Total Prepaid Expenses	<u>\$475,645.26</u>
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>
Net Property and Equipment	<u>\$6,191,712.57</u>
Total Assets	<u>\$8,151,565.16</u>

Liabilities

Accounts Payable	\$129,709.17
Accrued Expenses	\$20,980.42
Accrued Insurance	\$302,843.08
Accrued Payroll Costs	\$39,528.03
Accrued Interest	\$28,925.99
Unearned Common Charges	\$97,313.22
Unearned Communications Income	\$11,524.28
Security Deposits	\$21,165.00
Promissory Note-OVTD	\$699,621.57
Community Buildings Loan	\$3,555,870.34
Renovation Loan	\$1,574,418.89
Deferred Finance Charges	<u>(\$4,951.01)</u>

Total Liabilities \$6,476,948.98

Fund Balances

Operating Fund Balance	\$765,275.61
Net Income (Loss)	\$1,085.56
Roof Reserve	\$695,318.99
Operating Reserve Transfer	\$115,564.03
Reserve Contributions	\$190,904.02
Reserve Distributions	<u>(\$93,532.03)</u>
Total Fund Balance	<u>\$1,674,616.18</u>

Total Liabilities & Equity \$8,151,565.16

Monthly Income Statement
OC - ORONOQUE VILLAGE CONDO. ASSOC.

Period: 1/1/2024 - 1/31/2024

	Current Period			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Common Charges	\$465,291.31	\$465,290.83	\$0.48	\$3,257,038.78	\$3,257,035.81	\$2.97
Interest Income	\$1,013.84	\$833.33	\$180.51	\$5,713.10	\$5,833.31	(\$120.21)
Other Income	\$1,634.80	\$2,208.33	(\$573.53)	\$17,117.80	\$15,458.31	\$1,659.49
SAC Income	\$0.00	\$0.00	\$0.00	\$492.11	\$0.00	\$492.11
Communications Income	\$2,698.00	\$1,673.90	\$1,024.10	\$12,906.33	\$12,543.40	\$362.93
Total Income	<u>\$470,637.95</u>	<u>\$470,006.39</u>	<u>\$631.56</u>	<u>\$3,293,268.12</u>	<u>\$3,290,870.83</u>	<u>\$2,397.29</u>
Payroll	\$96,511.28	\$103,672.00	\$7,160.72	\$572,501.53	\$674,547.00	\$102,045.47
Subcontractors	\$3,275.00	\$0.00	(\$3,275.00)	\$47,261.42	\$52,231.00	\$4,969.58
Payroll Taxes	\$10,210.41	\$8,505.00	(\$1,705.41)	\$52,966.90	\$55,340.00	\$2,373.10
Medical Insurance	\$7,324.09	\$11,973.00	\$4,648.91	\$58,644.91	\$80,505.00	\$21,860.09
Workers Comp. Insurance	\$4,305.13	\$2,599.00	(\$1,706.13)	\$19,402.74	\$18,193.00	(\$1,209.74)
Retirement Plan	\$1,824.86	\$2,429.00	\$604.14	\$15,197.50	\$18,727.00	\$3,529.50
Total Labor	<u>\$123,450.77</u>	<u>\$129,178.00</u>	<u>\$5,727.23</u>	<u>\$765,975.00</u>	<u>\$899,543.00</u>	<u>\$133,568.00</u>
Payroll Processing	\$0.00	\$877.33	\$877.33	\$1,201.63	\$6,141.31	\$4,939.68
HR Solutions	\$3,513.57	\$2,659.00	(\$854.57)	\$27,499.89	\$15,954.00	(\$11,545.89)
Insurance	\$76,715.33	\$79,868.50	\$3,153.17	\$537,007.31	\$559,079.50	\$22,072.19
Telephone	\$981.50	\$976.92	(\$4.58)	\$7,920.02	\$6,838.44	(\$1,081.58)
Office Supplies	\$2,227.77	\$770.50	(\$1,457.27)	\$6,671.89	\$5,393.50	(\$1,278.39)
Accounting & Auditing	\$1,625.00	\$1,604.17	(\$20.83)	\$11,375.00	\$11,229.19	(\$145.81)
Legal	\$5,801.43	\$2,083.33	(\$3,718.10)	\$27,749.33	\$14,583.31	(\$13,166.02)
Tax Appeal	\$1,621.40	\$0.00	(\$1,621.40)	\$12,967.22	\$0.00	(\$12,967.22)
Consulting	\$600.00	\$0.00	(\$600.00)	\$7,729.75	\$10,000.00	\$2,270.25
Miscellaneous & Contracts-50%	\$3,525.04	\$3,403.00	(\$122.04)	\$24,170.24	\$23,233.00	(\$937.24)
Miscellaneous & Contracts-100%	\$368.01	\$2,133.00	\$1,764.99	\$12,104.77	\$9,994.00	(\$2,110.77)
Contingency & Bad Debts	\$0.00	\$416.67	\$416.67	\$0.00	\$2,916.69	\$2,916.69
Mortgage Payments	\$25,877.35	\$25,877.35	\$0.00	\$181,141.45	\$181,141.45	\$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	\$75,083.40	\$75,083.40	\$0.00
Buildings & Pools	\$3,099.38	\$1,388.00	(\$1,711.38)	\$23,355.78	\$18,240.00	(\$5,115.78)
Cleaning Supplies	\$140.93	\$625.00	\$484.07	\$5,645.32	\$4,375.00	(\$1,270.32)
Property Taxes	\$7,814.08	\$7,875.00	\$60.92	\$54,136.74	\$55,125.00	\$988.26
Total	<u>\$1,141,141.31</u>	<u>\$1,141,141.31</u>	<u>\$0.00</u>	<u>\$5,583,490.00</u>	<u>\$5,583,490.00</u>	<u>\$0.00</u>

Solar Panel Lease	Current Period			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
	\$314.77	\$673.25	\$358.48	\$4,121.23	\$4,712.75	\$591.52
Electricity	\$3,005.69	\$2,738.00	(\$267.69)	\$38,973.25	\$32,977.00	(\$5,996.25)
Water	\$161.67	\$194.00	\$32.33	\$1,311.06	\$1,793.00	\$481.94
Gas	\$5,382.83	\$5,736.00	\$353.17	\$16,651.78	\$18,183.00	\$1,531.22
Communications	\$2,330.92	\$2,136.00	(\$194.92)	\$19,707.51	\$18,149.00	(\$1,558.51)
Administration	\$155,832.87	\$152,761.22	(\$3,071.65)	\$1,142,127.12	\$1,120,745.54	(\$21,381.58)
Building Repairs	\$9,491.35	\$2,122.00	(\$7,369.35)	\$69,440.42	\$52,118.00	(\$17,322.42)
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	\$2,897.61	\$0.00	(\$2,897.61)	\$22,616.90	\$18,500.00	(\$4,116.90)
Drainage & Stucco	\$1,049.11	\$833.33	(\$215.78)	\$2,562.03	\$5,833.31	\$3,271.28
Slider & Door Replacement	\$404.79	\$0.00	(\$404.79)	\$9,606.16	\$17,750.00	\$8,143.84
Roof Repairs & Gutters	\$0.00	\$0.00	\$0.00	\$36,786.31	\$40,000.00	\$3,213.69
Grounds	\$0.00	\$0.00	\$0.00	\$60,224.88	\$64,043.00	\$3,818.12
Cable & Internet	\$67,211.49	\$70,018.00	\$2,806.51	\$468,479.31	\$476,681.00	\$8,201.69
Maintenance	\$81,054.35	\$72,973.33	(\$8,081.02)	\$1,252,830.51	\$1,214,675.31	(\$38,155.20)
Roof Reserve Funded	\$5,000.00	\$5,000.00	\$0.00	\$35,000.00	\$35,000.00	\$0.00
PM/Painting Reserve Funded	\$1,250.00	\$1,250.00	\$0.00	\$8,750.00	\$8,750.00	\$0.00
Major Capital Reserve Funded	\$2,083.33	\$2,083.33	\$0.00	\$14,583.31	\$14,583.31	\$0.00
Insurance Reserve Funded	\$5,416.67	\$5,416.67	\$0.00	\$37,916.69	\$37,916.69	\$0.00
Buildings & Pools Reserve Funded	\$3,333.33	\$3,333.33	\$0.00	\$23,333.31	\$23,333.31	\$0.00
Recreational Sports Reserve Funded	\$833.33	\$833.33	\$0.00	\$5,833.31	\$5,833.31	\$0.00
General Reserve Funded	\$833.33	\$833.33	\$0.00	\$5,833.31	\$5,833.31	\$0.00
Reserves	\$18,749.99	\$18,749.99	\$0.00	\$131,249.93	\$131,249.93	\$0.00
Expenses	\$379,087.98	\$373,662.54	(\$5,425.44)	\$3,292,182.56	\$3,366,213.78	\$74,031.22
Net Income (Loss)	\$91,549.97	\$96,343.85	(\$4,793.88)	\$1,085.56	(\$75,342.95)	\$76,428.51
						\$0.00
						\$225,000.00
						\$60,000.00
						\$15,000.00
						\$25,000.00
						\$65,000.00
						\$40,000.00
						\$10,000.00
						\$10,000.00

**ORONOQUE VILLAGE CONDO.
ASSOC.
RESERVES
January 31, 2024**

	INSURANCE	MAJOR CAPITAL	HOUSE & GARDEN	ROOF	PM/PAINTING	BUILDINGS /POOLS	RACQUET SPORTS RESERVES	GENERAL RESERVES
BALANCE AS OF 1/1/24	52,700.70	169,123.55	14,802.40	712,647.59	83,119.31	52,216.04	13,568.64	28,553.86
CD MATURED								
CD ROLLOVER								
FUND RESERVES	5,416.67	2,083.33		5,000.00	1,250.00	3,333.33	833.33	833.33
CHECK # 1255 SUPERIOR REMODELERS, LLC ROOF-248A/B				(6,000.00)				
BALANCE BEFORE INTEREST	58,117.37	171,206.88	14,802.40	711,647.59	84,369.31	55,549.38	14,401.97	29,387.20
INTEREST	75.28	221.76	19.17	921.76	109.28	71.95	18.65	38.06
BALANCE AS OF 1/31/24	\$ 58,192.64	\$ 171,428.64	\$ 14,821.57	\$ 712,569.34	\$ 84,478.59	\$ 55,621.33	\$ 14,420.63	\$ 29,425.26

**ORONOQUE VILLAGE CONDO.
ASSOC.
RESERVES
January 31, 2024**

	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	116,436.87	14,583.33		76,995.00	8,750.00	23,333.33	5,833.33	5,833.33
EXPENSES	(49,881.17)	(6,348.51)		(66,473.09)		(1,967.48)		
BALANCE BEFORE INTEREST	57,938.62	169,884.25	14,682.98	705,840.90	83,728.58	55,198.97	14,312.40	29,176.73
INTEREST	254.03	1,544.39	138.59	6,728.44	750.01	422.35	108.22	248.53
BALANCE AS OF 1/31/24	\$ 58,192.64	\$ 171,428.64	\$ 14,821.57	\$ 712,569.34	\$ 84,478.59	\$ 55,621.33	\$ 14,420.63	\$ 29,425.26