

CROSSINGS AT COOPER CHAPEL
BALANCE SHEET
MARCH 31, 2025

ASSETS

CASH		
RB&T - OPERATING	\$	7,173.57
RB&T - RESERVE		<u>7,740.31</u>
TOTAL CASH		14,913.88
CURRENT ASSETS		
ACCOUNTS RECEIVABLE		50,161.66
DUE TO RESERVE FROM OPERATING		<u>57,297.02</u>
TOTAL CURRENT ASSETS		107,458.68
TOTAL ASSETS	\$	<u><u>122,372.56</u></u>

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
DUE TO RESERVE FROM OPERATING	\$	57,297.02
PREPAID ASSESSMENTS		6,475.08
RESERVES FOR REPLACEMENT		<u>58,743.33</u>
TOTAL CURRENT LIABILITIES		122,515.43
TOTAL LIABILITIES		<u>122,515.43</u>
CAPITAL		
RETAINED EARNINGS		15,337.64
RESERVE TRANSFERS		5,464.77
CURRENT NET INCOME		<u>(20,945.28)</u>
TOTAL CAPITAL		(142.87)
TOTAL LIABILITIES & CAPITAL	\$	<u><u>122,372.56</u></u>

CROSSINGS AT COOPER CHAPEL
STATEMENT OF OPERATIONS
FOR THE THREE MONTHS ENDING MARCH 31, 2025

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Annual Budget
REVENUES					
MAINTENANCE FEES	\$ 18,469.00	\$ 18,647.50	\$ 50,509.00	\$ 50,767.50	\$ 218,592.00
LATE FEES	0.00	0.00	(150.00)	0.00	0.00
GARAGE FEES	506.00	547.00	1,386.00	1,427.00	6,348.00
INTEREST INCOME	2.33	0.00	5.26	0.00	0.00
FINES IMPOSED	250.00	0.00	250.00	0.00	0.00
TOTAL REVENUES	19,227.33	19,194.50	52,000.26	52,194.50	224,940.00
EXPENSES					
REPAIRS & MAINTENANCE	0.00	416.66	1,902.50	1,249.98	5,000.00
ROOF REPAIRS	0.00	291.66	0.00	874.98	3,500.00
MAILBOX REPAIRS	0.00	125.00	0.00	375.00	1,500.00
PLUMBING REPAIRS	0.00	750.00	1,043.00	2,250.00	9,000.00
DECK & PORCH REPAIRS	0.00	358.42	0.00	1,075.24	4,301.00
FIRE HYDRANTS	0.00	37.50	0.00	112.50	450.00
LAWN SERVICE	1,455.73	1,373.34	4,367.19	4,120.02	16,480.00
EXTERMINATION	0.00	358.33	0.00	1,074.99	4,300.00
SNOW REMOVAL	0.00	0.00	1,563.50	2,000.00	2,000.00
ELECTRIC	315.09	541.66	1,048.71	1,625.02	6,500.00
WATER	0.00	10,833.33	18,211.49	21,666.66	65,000.00
TELEPHONE	0.00	116.68	0.00	350.04	1,400.00
TRASH REMOVAL	823.90	400.00	1,674.75	1,200.00	4,800.00
MANAGEMENT FEE	875.00	875.00	2,625.00	2,625.00	10,500.00
OFFICE EXPENSES	110.14	91.66	579.23	274.98	1,100.00
ACCOUNTING	0.00	3,450.00	550.00	3,450.00	3,450.00
LEGAL EXPENSE	1,887.26	0.00	2,431.68	0.00	0.00
INSURANCE	25,696.87	7,066.68	31,483.72	21,200.04	84,800.00
RESERVE	1,821.59	1,821.59	5,464.77	5,464.77	21,859.00
TOTAL EXPENSES	32,985.58	28,907.51	72,945.54	70,989.22	245,940.00
NET INCOME	\$ (13,758.25)	\$ (9,713.01)	\$ (20,945.28)	\$ (18,794.72)	\$ (21,000.00)