

Solana Shores Condo Ass'n, Inc

Run Date: 07/21/2023

Run Time: 02:10 PM

FUND BALANCE SHEET

As of: 06/30/2023

Assets

| Account | Operating | Reserves | Total |
|---|---------------------|---------------------|-----------------------|
| Asset | | | |
| 01009 CIT-NEW Operating | \$51,752.97 | \$0.00 | \$51,752.97 |
| 01015 CAB - Reserve | \$0.00 | \$263,049.33 | \$263,049.33 |
| 01017 CAB- Insurance Escrow 1 | \$95,219.92 | \$0.00 | \$95,219.92 |
| 01018 CIT-Special Assessment Concrete Project 22 | \$25,318.20 | \$0.00 | \$25,318.20 |
| 01019 CIT Special Assessment Insurance 23 | \$63,085.00 | \$0.00 | \$63,085.00 |
| 01021 CIT Special Assessment Concrete Restoration ... | \$433,521.07 | \$0.00 | \$433,521.07 |
| 01030 Wells Fargo Advisors *12/3/18 | \$0.00 | \$326,981.48 | \$326,981.48 |
| 01310 Assessments Receivable | (\$1,942.01) | \$0.00 | (\$1,942.01) |
| 01330 Insurance Prem. S/A Receivable 23 | \$3,240.00 | \$0.00 | \$3,240.00 |
| 01331 Concrete Rest. 23 S/A Receivable | \$76,477.65 | \$0.00 | \$76,477.65 |
| 01340 Late Fees Receivable | \$100.00 | \$0.00 | \$100.00 |
| 01390 Owner Interest Receiv. | \$2.93 | \$0.00 | \$2.93 |
| 01609 Prepaid Flood Ins. Oct/Jan/Feb 2023 | \$11,740.40 | \$0.00 | \$11,740.40 |
| 01610 Prepaid Insurance Pkg Feb. 2023 | \$70,065.12 | \$0.00 | \$70,065.12 |
| 01612 Utilities Deposit | \$760.00 | \$0.00 | \$760.00 |
| 01620 Prepaid Expenses | \$706.56 | \$0.00 | \$706.56 |
| Asset Total | \$830,047.81 | \$590,030.81 | \$1,420,078.62 |

| | | | |
|----------------------|---------------------|---------------------|-----------------------|
| Total Assets: | \$830,047.81 | \$590,030.81 | \$1,420,078.62 |
|----------------------|---------------------|---------------------|-----------------------|

Liabilities

| Account | Operating | Reserves | Total |
|----------------------------------|-------------------|--------------------|--------------------|
| Liability | | | |
| 03010 Accounts Payable-Operating | \$2,185.70 | \$0.00 | \$2,185.70 |
| 03012 Accounts Payable-Reserve | \$0.00 | \$10,779.09 | \$10,779.09 |
| Liability Total | \$2,185.70 | \$10,779.09 | \$12,964.79 |

2023 Insurance Special Assessment Concrete Project Special Assessment

| | | | |
|--|--------------------|---------------|--------------------|
| 03210 Special Assessment Ins. 2023 | \$64,000.00 | \$0.00 | \$64,000.00 |
| 2023 Insurance Special Assessment Concrete Project Special Assessment Total | \$64,000.00 | \$0.00 | \$64,000.00 |

2023 Concrete Proj. Special Assessment

| | | | |
|---|---------------------|---------------|---------------------|
| 03220 Special Assessment -Concrete Project 2023 | \$480,000.00 | \$0.00 | \$480,000.00 |
| 03222 SA Concrete Project 23 Interest | (\$1.28) | \$0.00 | (\$1.28) |
| 2023 Concrete Proj. Special Assessment Total | \$479,998.72 | \$0.00 | \$479,998.72 |

2022 Concrete Special Assessment

| | | | |
|---|--------------------|---------------|--------------------|
| 03225 Special Assessment -Concrete Project 2022 | \$520,000.00 | \$0.00 | \$520,000.00 |
| 03226 Special Assessment Concrete Expensed 2022 | (\$494,709.22) | \$0.00 | (\$494,709.22) |
| 03227 SA 22 Concrete Project Interest | \$37.58 | \$0.00 | \$37.58 |
| 2022 Concrete Special Assessment Total | \$25,328.36 | \$0.00 | \$25,328.36 |

| Account | Operating | Reserves | Total |
|---|---------------------|--------------------|---------------------|
| Prepaid Liability | | | |
| 03308 Prepaid Special Assmnt. Ins Deficit 2023 | \$2,325.00 | \$0.00 | \$2,325.00 |
| 03309 Prepaid Special Assmnt. Concrete Project 202... | \$30,000.00 | \$0.00 | \$30,000.00 |
| 03310 Prepaid Owner Assessments | \$76,289.27 | \$0.00 | \$76,289.27 |
| Prepaid Liability Total | \$108,614.27 | \$0.00 | \$108,614.27 |
| Total Liabilities: | \$680,127.05 | \$10,779.09 | \$690,906.14 |

Equity

| Account | Operating | Reserves | Total |
|---------------------------------------|---------------------|---------------------|-----------------------|
| Reserves | | | |
| 05010 Reserves - Pooled | \$0.00 | \$541,859.63 | \$541,859.63 |
| 05020 Reserves - Interest | \$0.00 | \$37,392.09 | \$37,392.09 |
| Reserves Total | \$0.00 | \$579,251.72 | \$579,251.72 |
| Members Equity | | | |
| 05500 Opening Balance Equity | \$51,291.31 | \$0.00 | \$51,291.31 |
| 05510 Prior Year Net Inc./Loss | \$122,507.89 | \$0.00 | \$122,507.89 |
| Members Equity Total | \$173,799.20 | \$0.00 | \$173,799.20 |
| Current Year Net Income/(Loss) | (\$23,878.44) | \$0.00 | (\$23,878.44) |
| Total Equity: | \$149,920.76 | \$579,251.72 | \$729,172.48 |
| Total Liabilities & Equity | \$830,047.81 | \$590,030.81 | \$1,420,078.62 |

Solana Shores Condo Ass'n, Inc

Run Date: 07/21/2023

Run Time: 02:10 PM

INCOME STATEMENT

Start: 06/01/2023 | End: 06/30/2023

Income

| Account | Current | | | Year to Date | | | Yearly |
|-------------------------------------|------------------|------------------|-----------------|-------------------|-------------------|-------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Income | | | | | | | |
| 06310 Assessment Income | 64,000.00 | 64,000.00 | 0.00 | 384,000.00 | 384,000.00 | 0.00 | 768,000.00 |
| 06332 Concrete Project 22 | 0.00 | 0.00 | 0.00 | (1.71) | 0.00 | (1.71) | 0.00 |
| 06340 Late Fee Income | 275.00 | 25.00 | 250.00 | 550.00 | 150.00 | 400.00 | 300.00 |
| 06360 Misc. Owner Income | 0.00 | 33.33 | (33.33) | 0.00 | 199.98 | (199.98) | 400.00 |
| 06365 Lease Approval Fee | 0.00 | 0.00 | 0.00 | 140.00 | 0.00 | 140.00 | 0.00 |
| 06390 Owner Interest Income | 0.00 | 12.50 | (12.50) | 95.26 | 75.00 | 20.26 | 150.00 |
| 06465 Garage Electricity Charge | 0.00 | 1,090.00 | (1,090.00) | 0.00 | 6,540.00 | (6,540.00) | 13,080.00 |
| 06910 Operating Interest Income | 7.82 | 8.33 | (0.51) | 27.62 | 49.98 | (22.36) | 100.00 |
| 06913 Ins Escrow Interest Income | 3.79 | 2.50 | 1.29 | 25.79 | 15.00 | 10.79 | 30.00 |
| 06915 Special Assessment Int Income | 5.54 | 0.00 | 5.54 | 91.12 | 0.00 | 91.12 | 0.00 |
| 06930 Keys | 300.00 | 25.00 | 275.00 | 700.00 | 150.00 | 550.00 | 300.00 |
| Income Total | 64,592.15 | 65,196.66 | (604.51) | 385,628.08 | 391,179.96 | (5,551.88) | 782,360.00 |
| Total Income | 64,592.15 | 65,196.66 | (604.51) | 385,628.08 | 391,179.96 | (5,551.88) | 782,360.00 |

Expense

| Account | Current | | | Year to Date | | | Yearly |
|-------------------------------------|----------|----------|------------|--------------|-----------|-------------|-----------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| Expense | | | | | | | |
| 07010 Fire Extinguishers | 0.00 | 110.83 | 110.83 | 952.30 | 664.98 | (287.32) | 1,330.00 |
| 07015 Maintenance Tech PT | 4,719.28 | 3,750.00 | (969.28) | 19,153.24 | 22,500.00 | 3,346.76 | 45,000.00 |
| 07030 General Cleaning | 1,375.00 | 1,585.83 | 210.83 | 8,309.32 | 9,514.98 | 1,205.66 | 19,030.00 |
| 07040 Pest Control | 0.00 | 90.00 | 90.00 | 450.00 | 540.00 | 90.00 | 1,080.00 |
| 07050 Elevator Maint | 300.00 | 550.00 | 250.00 | 3,211.66 | 3,300.00 | 88.34 | 6,600.00 |
| 07055 Elevator Phones | 140.15 | 50.00 | (90.15) | 840.90 | 300.00 | (540.90) | 600.00 |
| 07060 Elevator Permits | 0.00 | 0.00 | 0.00 | 150.00 | 150.00 | 0.00 | 150.00 |
| 07065 Elevator Inspection | 0.00 | 35.00 | 35.00 | 390.00 | 210.00 | (180.00) | 420.00 |
| 07070 Fire Alarm Monitor / Inspec | 547.54 | 550.00 | 2.46 | 6,612.01 | 3,300.00 | (3,312.01) | 6,600.00 |
| 07072 Fire Sprinkler/alarm Maint | 1,005.80 | 333.33 | (672.47) | 7,450.09 | 1,999.98 | (5,450.11) | 4,000.00 |
| 07075 Fire Pump Inspection | 0.00 | 125.00 | 125.00 | 0.00 | 750.00 | 750.00 | 1,500.00 |
| 07090 Termite Bond | 0.00 | 57.92 | 57.92 | 355.98 | 347.52 | (8.46) | 695.00 |
| 07100 Pool Contract | 945.00 | 830.00 | (115.00) | 5,145.00 | 4,980.00 | (165.00) | 9,960.00 |
| 07105 Pool Permit | 0.00 | 47.92 | 47.92 | 575.00 | 287.52 | (287.48) | 575.00 |
| 07110 Pool Equipt Repair | 0.00 | 125.00 | 125.00 | 1,405.24 | 750.00 | (655.24) | 1,500.00 |
| 07130 Lawn Maint. Contract | 0.00 | 2,600.00 | 2,600.00 | 12,550.00 | 15,600.00 | 3,050.00 | 31,200.00 |
| 07140 Dune Trimming | 0.00 | 333.33 | 333.33 | 3,000.00 | 1,999.98 | (1,000.02) | 4,000.00 |
| 07150 Landscape Improvement | 600.00 | 333.33 | (266.67) | 1,100.00 | 1,999.98 | 899.98 | 4,000.00 |
| 07151 Mulch & other New Plantings | 0.00 | 333.33 | 333.33 | 0.00 | 1,999.98 | 1,999.98 | 4,000.00 |
| 07153 Irrigation Repair | 0.00 | 41.67 | 41.67 | 210.50 | 250.02 | 39.52 | 500.00 |
| 07160 Building Supplies,Repairs | 3,631.61 | 1,083.33 | (2,548.28) | 19,754.85 | 6,499.98 | (13,254.87) | 13,000.00 |
| 07165 Water Pump Annual Maintenance | 0.00 | 100.00 | 100.00 | 700.00 | 600.00 | (100.00) | 1,200.00 |
| 07170 Electrical Repairs | 0.00 | 25.00 | 25.00 | 0.00 | 150.00 | 150.00 | 300.00 |
| 07177 Annual Roof Inspection | 0.00 | 50.00 | 50.00 | 0.00 | 300.00 | 300.00 | 600.00 |
| 07187 Camera Maintenance | 366.00 | 291.67 | (74.33) | 1,830.00 | 1,750.02 | (79.98) | 3,500.00 |
| 08010 Electric | 3,340.02 | 2,887.50 | (452.52) | 19,571.39 | 17,325.00 | (2,246.39) | 34,650.00 |
| 08020 Gas | 1,011.47 | 933.33 | (78.14) | 6,179.75 | 5,599.98 | (579.77) | 11,200.00 |
| 08030 Water & Sewer | 4,754.11 | 4,766.67 | 12.56 | 28,597.21 | 28,600.02 | 2.81 | 57,200.00 |
| 08040 Telephone | 249.78 | 191.67 | (58.11) | 1,499.58 | 1,150.02 | (349.56) | 2,300.00 |
| 08050 Trash | 1,005.44 | 775.00 | (230.44) | 5,943.78 | 4,650.00 | (1,293.78) | 9,300.00 |

| Account | Current | | | Year to Date | | | Yearly |
|--|------------------|------------------|-----------------|--------------------|-------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| 08060 Cable | 5,990.37 | 6,138.33 | 147.96 | 35,910.35 | 36,829.98 | 919.63 | 73,660.00 |
| 08300 Insurance Package | 12,874.38 | 12,700.00 | (174.38) | 76,646.40 | 76,200.00 | (446.40) | 152,400.00 |
| 08305 Flood Insurance | 1,885.50 | 2,038.33 | 152.83 | 10,485.10 | 12,229.98 | 1,744.88 | 24,460.00 |
| 08415 Misc-Contingency | 0.00 | 158.33 | 158.33 | 0.00 | 949.98 | 949.98 | 1,900.00 |
| 08420 Management Fee | 1,491.00 | 1,491.83 | 0.83 | 8,946.00 | 8,950.98 | 4.98 | 17,902.00 |
| 08425 Postage | 131.75 | 25.00 | (106.75) | 342.32 | 150.00 | (192.32) | 300.00 |
| 08430 Copies,Printing,Supplies | 182.87 | 83.33 | (99.54) | 516.00 | 499.98 | (16.02) | 1,000.00 |
| 08435 Website | 51.00 | 51.00 | 0.00 | 255.00 | 306.00 | 51.00 | 612.00 |
| 08440 CPA Services | 0.00 | 441.67 | 441.67 | 5,250.00 | 2,650.02 | (2,599.98) | 5,300.00 |
| 08450 Legal Expense | 0.00 | 125.00 | 125.00 | 2,218.50 | 750.00 | (1,468.50) | 1,500.00 |
| 08455 Licenses & Fees | 0.00 | 29.17 | 29.17 | 70.00 | 175.02 | 105.02 | 350.00 |
| 08465 Annual Corporate Report | 0.00 | 5.17 | 5.17 | 61.25 | 31.02 | (30.23) | 62.00 |
| 08470 Fees To The Division | 0.00 | 26.67 | 26.67 | 0.00 | 160.02 | 160.02 | 320.00 |
| 08475 Reserve Study | 0.00 | 137.50 | 137.50 | 0.00 | 825.00 | 825.00 | 1,650.00 |
| 09000 Reserve Funding | 18,805.25 | 18,805.25 | 0.00 | 112,831.50 | 112,831.50 | 0.00 | 225,663.00 |
| 09901 Special Assmnt Interest Transfer | 4.26 | 0.00 | (4.26) | 36.30 | 0.00 | (36.30) | 0.00 |
| Expense Total | 65,407.58 | 65,243.24 | (164.34) | 409,506.52 | 391,609.44 | (17,897.08) | 783,069.00 |
| Total Expense | 65,407.58 | 65,243.24 | (164.34) | 409,506.52 | 391,609.44 | (17,897.08) | 783,069.00 |
| Net Income | (815.43) | (46.58) | (768.85) | (23,878.44) | (429.48) | (23,448.96) | (709.00) |

Solana Shores Condo Ass'n, Inc

Run Date: 07/21/2023
Run Time: 02:10 PM

RESERVE STATEMENT

Start: 06/01/2023 | End: 06/30/2023

| Account | Beginning Balance | Allocations | Disbursements | Closing Balance |
|---------------------------|-------------------|-------------|---------------|-----------------|
| Reserves | | | | |
| | | | | |
| 05010 Reserves - Pooled | \$533,833.47 | \$18,805.25 | \$10,779.09 | \$541,859.63 |
| 05020 Reserves - Interest | \$37,222.78 | \$169.31 | \$0.00 | \$37,392.09 |
| Total Reserves | \$571,056.25 | \$18,974.56 | \$10,779.09 | \$579,251.72 |
| | | | | |
| Total | \$571,056.25 | \$18,974.56 | \$10,779.09 | \$579,251.72 |