Balance Sheet

The Falls at New Tampa COA

As Of May 31, 2021

Account	Ending Balance	Total
ASSETS		
Current Assets		
Operating Accounts		
1001 Petty Cash	500.00	
1015 SYNOVUS OP	74,496.36	
1025 SYNOVUS RESERVE	151,089.41	
Total Operating Accounts		**226,085.77**
Accounts Receivable		
1200 Accounts Receivable	2,380.79	
1201 Allowance for Bad Debt	(2,000.00)	
Total Accounts Receivable		**380.79**
Escrows		
Prepaid Expenses		
1600 Prepaid Insurance	147,154.51	
1620 Prepaid Other	1,408.00	
Total Prepaid Expenses		**148,562.51**
Total Other Current Assets		**148,562.51**
Total Current Assets		**375,029.07**
1820 Property & Equipment	67,088.66	
1825 Accum Deprec - Personal Property	(67,068.66)	
Total Fixed Assets		**20.00**
Deposits on File		
1814 Deposit Utilites	37,995.00	
Total deposits on File		**37,995.00**
TOTAL ASSETS		**413,044.07**
LIABILITIES & EQUITY		
LIABILITIES		
Current Liabilities		
Accounts Payable		
2110 Accounts Payable	165,409.12	
2130 Sales Tax Liability	31.16	
Total Accounts Payable		**165,440.28**

Balance Sheet

The Falls at New Tampa COA

As Of May 31, 2021

Account	Ending Balance	Total
Accrued Liabilities		
Other Current Liabilities		
2300 Deferred Income	11,000.00	
2600 Prepaid Assessments	12,721.82	
Total Current Liabilities		**23,721.82**
TOTAL LIABILITIES		**189,162.10**
EQUITY		
3600 Reserves Pooled	(114,433.39)	
3900 Retained Earnings	274,204.49	
TOTAL EQUITY		**159,771.10**
4000 Net Income	64,110.87	
TOTAL LIABILITIES & EQUITY		**413,044.07**

Profit and Loss Variance

The Falls at New Tampa COA

Through May 31, 2021

Account	MTD Actual	Budget	Var.	MTD %	YTD Actual	Budget	Var.	YTD %	Year Budget
Ordinary Income/Expense									
Income									
4010 Assessments	106,296.70	106,297	(0.30)	0.000	531,483.50	531,485	(1.50)	0.000	1,275,564
4810 Late Fee	(75.00)	0	(75.00)	0.000	900.00	0	900.00	0.000	0
4850 Legal Collection	0.00	0	0.00	0.000	1,632.13	0	1,632.13	0.000	0
4870 Interest	0.00	0	0.00	0.000	531.61	0	531.61	0.000	0
4560 Bad Debt	0.00	(417)	416.67	100.000	0.00	(2,083)	2,083.35	100.000	(5,000)
4920 Misc Income	461.81	0	461.81	0.000	2,964.41	0	2,964.41	0.000	0
Total Income	**106,683.51**	**105,880**	**803.18**	**0.759**	**537,511.65**	**529,402**	**8,110.00**	**1.532**	**1,270,564**
Expenses									
Administrative Expenses									
5142 Professional Fees	159.00	833	674.33	80.920	3,898.50	4,167	268.15	6.436	10,000
5172 Office Exp/Uniforms	1,139.84	1,667	526.83	31.610	5,025.12	8,333	3,308.23	39.699	20,000
5192 Telephone-Fire,Gate, Office	358.00	310	(48.17)	(15.547)	1,357.90	1,549	191.25	12.345	3,718
5210 Annual Fees & Licenses	575.00	208	(366.67)	(176.004)	636.25	1,042	405.40	38.919	2,500
5280 Management Fees	4,576.00	4,576	0.00	0.000	22,880.00	22,880	0.00	0.000	54,912
5281 Insurance	17,012.68	12,917	(4,096.01)	(31.711)	61,932.91	64,583	2,650.44	4.104	155,000
5315 Fire Safety& Equip Annual Inspection	997.54	2,750	1,752.46	63.726	30,110.21	13,750	(16,360.21)	(118.983)	33,000
5360 Janitorial Services	0.00	737	736.67	100.000	2,550.00	3,683	1,133.35	30.770	8,840
5470 Pest Control	440.00	1,000	560.00	56.000	2,200.00	5,000	2,800.00	56.000	12,000
5500 Landscape/Irrigation Maintenance	6,360.00	10,095	3,734.92	36.998	33,156.25	50,475	17,318.35	34.311	121,139
5547 Lake Maintenance	150.00	325	175.00	53.846	750.00	1,625	875.00	53.846	3,900
5870 Pool Maint & Supplies	1,095.40	1,000	(95.40)	(9.540)	5,648.43	5,000	(648.43)	(12.969)	12,000
5951 Building Repair & Maintenance	3,150.64	6,667	3,516.03	52.740	33,969.68	33,333	(636.33)	(1.909)	80,000
5992 Access Control	269.56	833	563.77	67.653	8,206.28	4,167	(4,039.63)	(96.952)	10,000
5999 Electricity - Common Area	2,822.38	4,668	1,845.54	39.537	13,755.11	23,340	9,584.49	41.065	56,015
6050 Trash Removal	6,910.54	7,013	101.96	1.454	37,859.88	35,063	(2,797.38)	(7.978)	84,150
6100 Water & Sewer	22,627.96	25,000	2,371.87	9.488	122,443.83	124,999	2,555.32	2.044	299,998
6560 Salaries & Benefits	19,364.65	25,282	5,917.43	23.406	87,020.43	126,410	39,389.97	31.160	303,385
Total Operating Expense	**88,009.19**	**105,880**	**17,870.56**	**16.878**	**473,400.78**	**529,399**	**55,997.97**	**10.578**	**1,270,557**
Net Operating Income	**18,674.32**	**1**	**18,673.74**	**3,219,610.345**	**64,110.87**	**3**	**64,107.97**	**2,210,619.655**	**7**

Twelve Month Profit and Loss

The Falls at New Tampa COA

For Year 2021

Account	Period End Jan 31, 2021	Period End Feb 28, 2021	Period End Mar 31, 2021	Period End Apr 30, 2021	Period End May 31, 2021	Period End Jun 30, 2021	Period End Jul 31, 2021	Period End Aug 31, 2021	Period End Sep 30, 2021	Period End Oct 31, 2021	Period End Nov 30, 2021	Period End Dec 31, 2021	Period End Year To Date
Ordinary Income/Expense													
Income													
4010 Assessments	106,296.70	106,296.70	106,296.70	106,296.70	106,296.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	531,483.50
4810 Late Fee	75.00	225.00	375.00	300.00	(75.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00
4850 Legal Collection	625.00	0.00	0.00	1,007.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,632.13
4870 Interest	531.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	531.61
4920 Misc Income	571.81	485.83	486.81	958.15	461.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,964.41
Total Income	**108,100.12**	**107,007.53**	**107,158.51**	**108,561.98**	**106,683.51**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**537,511.65**
Expenses													
Administrative Expenses													
5142 Professional Fees	0.00	3,200.00	0.00	539.50	159.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,898.50
5172 Office Exp/Uniforms	782.61	798.42	1,380.77	923.48	1,139.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,025.12
5192 Telephone-Fire,Gate, Office	312.90	229.00	229.00	229.00	358.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,357.90
5210 Annual Fees & Licenses	0.00	0.00	61.25	0.00	575.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	636.25
5280 Management Fees	4,576.00	4,576.00	4,576.00	4,576.00	4,576.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,880.00
5281 Insurance	11,076.06	11,076.06	11,692.06	11,076.05	17,012.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61,932.91
5315 Fire Safety& Equip Annual Inspection	292.95	9,389.43	17,394.45	2,035.84	997.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,110.21
5360 Janitorial Services	600.00	600.00	750.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,550.00
5470 Pest Control	440.00	440.00	440.00	440.00	440.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00
5500 Landscape/Irrigation Maintenance	6,540.50	6,982.25	7,023.50	6,250.00	6,360.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,156.25
5547 Lake Maintenance	150.00	150.00	150.00	150.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00
5870 Pool Maint & Supplies	900.00	1,262.43	1,490.60	900.00	1,095.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,648.43
5951 Building Repair & Maintenance	4,599.36	4,364.11	16,260.38	5,595.19	3,150.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,969.68
5992 Access Control	180.01	271.29	474.59	7,010.83	269.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,206.28
5999 Electricity - Common Area	2,689.38	2,719.72	2,723.74	2,799.89	2,822.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,755.11
6050 Trash Removal	7,132.66	7,597.59	8,734.69	7,484.40	6,910.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,859.88
6100 Water & Sewer	24,959.49	28,051.15	17,814.75	28,990.48	22,627.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	122,443.83
6560 Salaries & Benefits	12,249.11	17,139.97	19,039.71	19,226.99	19,364.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87,020.43
Total Operating Expense	**77,481.03**	**98,847.42**	**110,235.49**	**98,827.65**	**88,009.19**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**473,400.78**
Net Operating Income	**30,619.09**	**8,160.11**	**(3,076.98)**	**9,734.33**	**18,674.32**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**64,110.87**