

TERRA VISTA POA, INC
INCOME STATEMENT

Income	Actual	Budget	Difference
Maintenance Fee Revenue	\$ 2,946,480	\$ 3,091,737	\$ (145,257)
Internet & Cable Revenue	1,232,848	1,214,208	18,640
RF Tag NR Annual Renewal Fees	47,272	45,000	2,272
Waste Service Franchise Fee	49,575	42,432	7,143
Utility Expense Rebilled	42,673	39,000	3,673
Sale of RF Tags	23,000	45,000	(22,000)
Developer Contribution	302,391	216,994	85,397
Dev Contrib-Unplatted Lots	550	550	-
Developer Subsidy - Ground Mai	200,000	200,000	-
Administrative Income	1,630	-	1,630
Interest Income-Members	3,423	10,000	(6,577)
Interest Income-Investments	14,704	15,000	(296)
Miscellaneous Income	10,479	-	10,479
Total	4,875,027	4,919,921	(44,894)

Expense			
Community Assoc. Management	98,160	98,160	-
Administrative Misc Exp.	21,000	21,000	-
Legal Expense	26,010	26,010	-
Bank Charges	3,419	2,242	1,177
Bad Debt Expense	982	14,000	(13,018)
Tax preparation expense	2,175	1,000	1,175
Fees, Taxes and Licenses	61	1,000	(939)
Federal Income Tax Expense	3,088	3,675	(587)
Grounds Maintenance	2,679,802	2,679,802	-
Supplemental Grounds Maint.	265,063	265,063	-
Sealing/Striping	-	16,000	(16,000)
Signage	5,784	3,000	2,784
Insurance Expense	15,295	20,940	(5,645)
Internet & Cable Expense	1,237,934	1,214,208	23,726
Reserves-Road	150,000	150,000	-
Repairs & Maintenance	3,206	38,988	(35,782)
Repairs & Maintenance - Gates	4,401	16,000	(11,599)
Security Guards - Payroll	122,661	120,000	2,661
Telephone-Guard House-Ottawa	3,861	4,440	(579)
Electric - Various Gates	4,586	5,875	(1,289)
Water - Guard House	531	550	(19)
Internet - Various Gates	12,447	12,250	197
RF Tag Purchase	25,917	27,500	(1,583)
Security Enhancements	-	2,500	(2,500)
Security Camera Maintenance	4,961	4,004	957
Electric-Pumps,fount,light,irr	147,269	135,000	12,269
Electric - Street Lights	10,949	15,021	(4,072)
Electric - Main Entrance	13,847	21,693	(7,846)
Unrealized Gain / (Loss) Invest	7,603	-	7,603
Total	\$ 4,871,012	\$ 4,919,921	\$ (48,909)

Net Income	4,015	-	4,015
-------------------	--------------	----------	--------------

Terra Vista P.O.A., Inc.

Run Date: 01/13/2023

Run Time: 09:41 AM

BALANCE SHEET

As of: 12/31/2022

Assets

Account Name	Total
Cadence Bank-Operating	\$221,566.50
Certificate of Deposits	\$1,049,587.84
Accounts Receivable	\$125,216.22
Allow for Doubtful Accounts	(\$116,092.03)
A/R Developer	\$7,216.00
TOTAL ASSETS	\$1,287,494.53

Liabilities

Account Name	Total
Prepaid Owner Assessments	\$139,394.65
Accrued Expenses	\$88.00
TOTAL LIABILITIES	\$139,482.65

Equity

Account Name	Total
Reserves - Road	\$761,765.53
Reserves - Fountains	\$25,629.56
Reserves - Pumps and Wells	\$170,704.05
Reserves - Fence Replacement	\$99,991.00
Reserves - Gates	\$44,272.47
Reserves - General	\$36,148.28
Retained Earnings	\$5,485.97
Current Year Net Income/(Loss)	\$4,015.02
TOTAL EQUITY	\$1,148,011.88
TOTAL LIABILITIES AND EQUITY	\$1,287,494.53