

COVENTRY H.O.A.

Run Date: 08/28/2025

Run Time: 05:30 PM

BALANCE SHEET

As of: 08/31/2025

Assets

Account #	Account Name	Total
Asset		
01020	Valley National Bank operating	\$2,318.77
01025	Valley National Bank Reserve	\$14,179.09
01310	Accounts Receivable	\$3,775.00
	ASSET TOTAL:	<u>\$20,272.86</u>
	TOTAL ASSETS:	<u>\$20,272.86</u>

Liabilities

Account #	Account Name	Total
Liability		
03310	Prepaid Owner Assessments	\$6,389.50
	LIABILITY TOTAL:	<u>\$6,389.50</u>
	TOTAL LIABILITIES:	<u>\$6,389.50</u>

Equity

Account #	Account Name	Total
Reserves		
05020	General Reserve	\$12,333.60
05025	Reserve Interest	\$1,845.49
	RESERVES TOTAL:	<u>\$14,179.09</u>
Members Equity		
05510	Prior Year Net Inc./Loss	\$6,461.37
	MEMBERS EQUITY TOTAL:	<u>\$6,461.37</u>
	Current Year Net Income/(Loss)	<u>(\$6,757.10)</u>
	TOTAL EQUITY:	<u>\$13,883.36</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$20,272.86</u>

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INCOME STATEMENT

Start: 08/01/2025 | End: 08/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Maintenance Income	0.00	0.00	0.00	59,040.00	59,136.75	(96.75)	78,849.00
06315 Excess Funds	0.00	0.00	0.00	0.00	1,181.25	(1,181.25)	1,575.00
06340 Late Fee Income	0.00	0.00	0.00	1,434.00	0.00	1,434.00	0.00
06350 Legal Fees Reimbursement	0.00	0.00	0.00	343.69	0.00	343.69	0.00
06381 Administrative Fee	0.00	0.00	0.00	(250.00)	0.00	(250.00)	0.00
06390 Owner Interest Income	0.00	0.00	0.00	31.87	0.00	31.87	0.00
Income Total	0.00	0.00	0.00	60,599.56	60,318.00	281.56	80,424.00
Total Income	0.00	0.00	0.00	60,599.56	60,318.00	281.56	80,424.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07005 Master Association Fees	0.00	0.00	0.00	43,186.14	36,245.25	(6,940.89)	48,327.00
07010 Management Fees	700.00	700.00	0.00	5,600.00	5,600.00	0.00	8,400.00
07020 Accounting Fees	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
07160 Legal Fees	0.00	41.66	41.66	343.69	333.28	(10.41)	500.00
07280 D&O Insurance	0.00	208.33	208.33	2,197.76	1,666.64	(531.12)	2,500.00
07320 Administration	119.31	41.66	(77.65)	1,251.72	333.28	(918.44)	500.00
07445 Taxes, Licenses & Fees	0.00	5.08	5.08	61.25	40.64	(20.61)	61.00
General & Administrative Total	819.31	1,080.06	260.75	52,640.56	44,885.73	(7,754.83)	61,288.00
Site Improvement							
08510 Landscaping	21.60	125.00	103.40	1,801.20	1,000.00	(801.20)	1,500.00
Site Improvement Total	21.60	125.00	103.40	1,801.20	1,000.00	(801.20)	1,500.00
Utilities							
08910 Electricity	205.41	250.00	44.59	1,297.53	2,000.00	702.47	3,000.00
Utilities Total	205.41	250.00	44.59	1,297.53	2,000.00	702.47	3,000.00
Maintenance							
09005 Repairs & Maintenance	0.00	50.00	50.00	0.00	400.00	400.00	600.00
09111 Irrigation Repair	0.00	16.66	16.66	0.00	133.28	133.28	200.00
09250 Entrance/Exit Lighting	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
Maintenance Total	0.00	149.99	149.99	0.00	1,199.92	1,199.92	1,800.00
Contract Services							
09600 Holiday Lights	0.00	339.33	339.33	5,550.09	2,714.64	(2,835.45)	4,072.00
09610 Lawn Service	500.00	475.00	(25.00)	3,900.00	3,800.00	(100.00)	5,700.00
09660 Lake Treatment	182.32	172.00	(10.32)	1,417.28	1,376.00	(41.28)	2,064.00
09860 Better/ Improvement Reserve	0.00	0.00	0.00	750.00	750.00	0.00	1,000.00
Contract Services Total	682.32	986.33	304.01	11,617.37	8,640.64	(2,976.73)	12,836.00
Total Expense	1,728.64	2,591.38	862.74	67,356.66	57,726.29	(9,630.37)	80,424.00

Net Income	(1,728.64)	(2,591.38)	862.74	(6,757.10)	2,591.71	(9,348.81)	0.00
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