

**COVENTRY H.O.A.**Run Date: 10/31/2025  
Run Time: 08:44 AM**BALANCE SHEET**  
**As of: 10/31/2025**  
**Assets**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Asset</b>		
01020	Valley National Bank operating	(\$1,204.00)
01025	Valley National Bank Reserve	\$14,231.86
01310	Accounts Receivable	\$6,895.00
	ASSET TOTAL:	<u>\$19,922.86</u>
	TOTAL ASSETS:	<u><u>\$19,922.86</u></u>

**Liabilities**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Liability</b>		
03310	Prepaid Owner Assessments	\$3,593.50
	LIABILITY TOTAL:	<u>\$3,593.50</u>
	TOTAL LIABILITIES:	<u>\$3,593.50</u>

**Equity**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Reserves</b>		
05020	General Reserve	\$12,333.60
05025	Reserve Interest	\$1,898.26
	RESERVES TOTAL:	<u>\$14,231.86</u>
<b>Members Equity</b>		
05510	Prior Year Net Inc./Loss	\$6,461.37
	MEMBERS EQUITY TOTAL:	<u>\$6,461.37</u>
	Current Year Net Income/(Loss)	<u>(\$4,363.87)</u>
	TOTAL EQUITY:	<u>\$16,329.36</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$19,922.86</u></u>

**COVENTRY H.O.A.**  
**INCOME STATEMENT**  
Start: 10/01/2025 | End: 10/31/2025  
**Income**

Run Date: 10/31/2025  
Run Time: 08:44 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310 Maintenance Income	19,680.00	19,712.25	(32.25)	78,720.00	78,849.00	(129.00)	78,849.00
06315 Excess Funds	0.00	393.75	(393.75)	0.00	1,575.00	(1,575.00)	1,575.00
06340 Late Fee Income	525.00	0.00	525.00	1,959.00	0.00	1,959.00	0.00
06350 Legal Fees Reimbursement	0.00	0.00	0.00	343.69	0.00	343.69	0.00
06381 Administrative Fee	1,000.00	0.00	1,000.00	750.00	0.00	750.00	0.00
06390 Owner Interest Income	0.00	0.00	0.00	31.87	0.00	31.87	0.00
<b>Income Total</b>	<b>21,205.00</b>	<b>20,106.00</b>	<b>1,099.00</b>	<b>81,804.56</b>	<b>80,424.00</b>	<b>1,380.56</b>	<b>80,424.00</b>
<b>Total Income</b>	<b>21,205.00</b>	<b>20,106.00</b>	<b>1,099.00</b>	<b>81,804.56</b>	<b>80,424.00</b>	<b>1,380.56</b>	<b>80,424.00</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
<b>General &amp; Administrative</b>							
07005 Master Association Fees	14,395.38	12,081.75	(2,313.63)	57,581.52	48,327.00	(9,254.52)	48,327.00
07010 Management Fees	700.00	700.00	0.00	7,000.00	7,000.00	0.00	8,400.00
07020 Accounting Fees	0.00	83.33	83.33	0.00	833.30	833.30	1,000.00
07160 Legal Fees	0.00	41.66	41.66	343.69	416.60	72.91	500.00
07280 D&O Insurance	0.00	208.33	208.33	2,197.76	2,083.30	(114.46)	2,500.00
07320 Administration	109.40	41.66	(67.74)	1,484.05	416.60	(1,067.45)	500.00
07445 Taxes, Licenses & Fees	0.00	5.08	5.08	61.25	50.80	(10.45)	61.00
<b>General &amp; Administrative Total</b>	<b>15,204.78</b>	<b>13,161.81</b>	<b>(2,042.97)</b>	<b>68,668.27</b>	<b>59,127.60</b>	<b>(9,540.67)</b>	<b>61,288.00</b>
<b>Site Improvement</b>							
08510 Landscaping	200.00	125.00	(75.00)	2,022.80	1,250.00	(772.80)	1,500.00
<b>Site Improvement Total</b>	<b>200.00</b>	<b>125.00</b>	<b>(75.00)</b>	<b>2,022.80</b>	<b>1,250.00</b>	<b>(772.80)</b>	<b>1,500.00</b>
<b>Utilities</b>							
08910 Electricity	122.90	250.00	127.10	1,545.35	2,500.00	954.65	3,000.00
<b>Utilities Total</b>	<b>122.90</b>	<b>250.00</b>	<b>127.10</b>	<b>1,545.35</b>	<b>2,500.00</b>	<b>954.65</b>	<b>3,000.00</b>
<b>Maintenance</b>							
09005 Repairs & Maintenance	0.00	50.00	50.00	180.90	500.00	319.10	600.00
09111 Irrigation Repair	0.00	16.66	16.66	0.00	166.60	166.60	200.00
09250 Entrance/Exit Lighting	438.12	83.33	(354.79)	519.10	833.30	314.20	1,000.00
<b>Maintenance Total</b>	<b>438.12</b>	<b>149.99</b>	<b>(288.13)</b>	<b>700.00</b>	<b>1,499.90</b>	<b>799.90</b>	<b>1,800.00</b>
<b>Contract Services</b>							
09600 Holiday Lights	0.00	339.33	339.33	5,550.09	3,393.30	(2,156.79)	4,072.00
09610 Lawn Service	500.00	475.00	(25.00)	4,900.00	4,750.00	(150.00)	5,700.00
09660 Lake Treatment	182.32	172.00	(10.32)	1,781.92	1,720.00	(61.92)	2,064.00
09860 Better/ Improvement Reserve	250.00	250.00	0.00	1,000.00	1,000.00	0.00	1,000.00
<b>Contract Services Total</b>	<b>932.32</b>	<b>1,236.33</b>	<b>304.01</b>	<b>13,232.01</b>	<b>10,863.30</b>	<b>(2,368.71)</b>	<b>12,836.00</b>
<b>Total Expense</b>	<b>16,898.12</b>	<b>14,923.13</b>	<b>(1,974.99)</b>	<b>86,168.43</b>	<b>75,240.80</b>	<b>(10,927.63)</b>	<b>80,424.00</b>

<b>Net Income</b>	<b>4,306.88</b>	<b>5,182.87</b>	<b>(875.99)</b>	<b>(4,363.87)</b>	<b>5,183.20</b>	<b>(9,547.07)</b>	<b>0.00</b>
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