

The Terrace Homeowners Association B, Inc.
Balance Sheet
As of December 31, 2021 and 2020

	2021			2020		
	Operating Fund	Replacement Fund	Total	Operating Fund	Replacement Fund	Total
ASSETS						
Cash & Cash Equivalents						
Checking	\$ 11,027	\$ 58,212	\$ 69,239	\$ 35,230	\$ 119,388	\$ 154,617
Certificates of Deposit	-	102,303	102,303	-	101,981	101,981
Total Cash & Cash Equivalents	11,027	160,515	171,542	35,230	221,369	256,599
Accounts Receivable	1,305	-	1,305	4,498	-	4,498
Prepaid Insurance	313	-	313	279	-	279
Undeposited Funds	133	-	133	-	-	-
Due from other fund	-	2,354	2,354	-	19,442	19,442
TOTAL ASSETS	\$ 12,778	\$ 162,869	\$ 175,647	\$ 40,006	\$ 240,811	\$ 280,818
LIABILITIES & EQUITY						
Liabilities						
Accounts Payable	\$ 1,373	\$ -	1,373	\$ 3,474	\$ -	3,474
Prepaid Assessments	2,044	-	2,044	1,706	-	1,706
Contract Liabilities (Reserve) **	-	162,869	162,869	-	240,811	240,811
Due to other fund	2,354	-	2,354	19,442	-	19,442
Total Liabilities	5,771	162,869	168,640	24,622	240,811	265,433
Fund Balances						
Working Capital	5,150	-	5,150	5,150	-	5,150
Operating Fund	1,857	-	1,857	10,234	-	10,234
Total Fund Balances	7,007	-	7,007	15,384	-	15,384
TOTAL LIABILITIES & FUND BALANCES	\$ 12,778	\$ 162,869	\$ 175,647	\$ 40,006	\$ 240,811	\$ 280,818

** In accordance with ASC 606, these financial statements consider the performance obligations related to the replacement fund assessments to be satisfied when these funds are expended for their designated purpose. Any unspent reserve fund balances are now reflected as a contract liability.

No assurance is provided. The financial statements do not include a statement of cash flows. Substantially all disclosures required by accounting principles generally accepted in the United States are not included.

The Terrace Homeowners Association B, Inc.
Revenues and Expenses and Change in Fund Balances
Years ended December 31, 2021 and 2020

	2021			2020		
	Operating Fund	Replacement Fund	Total	Operating Fund	Replacement Fund	Total
Income						
Dues-Operating	\$ 52,440	\$ -	\$ 52,440	\$ 56,093	\$ -	\$ 56,093
Dues-Reserve Fund	-	6,840	6,840	-	7,607	7,607
Paper Statement Fees	273	-	273	249	-	249
Interest income-Reserve Fund	-	332	332	-	437	437
Late Fees/Finance Charges	322	-	322	418	-	418
Applied (Excess) Reserve Income **	-	88,176	88,176	-	(8,044)	(8,044)
Total Income	53,035	95,348	148,383	56,760	-	56,760
Expense						
Landscape Maintenance						
Aeration & Fertilization	-	-	-	290	-	290
Weed Control	-	-	-	662	-	662
Irrigation Repairs/Winterization	686	-	686	2,850	-	2,850
Irrigation Water-Town of Eagle	1,489	-	1,489	1,763	-	1,763
Maintenance Contract	8,962	-	8,962	-	-	-
Mowing	-	-	-	1,105	-	1,105
Open Space/Tot Lot Cleanup	-	-	-	132	-	132
Tree Maintenance	-	-	-	3,750	-	3,750
Total Landscape Maintenance	11,137	-	11,137	10,552	-	10,552
General Open Space						
Turning Sand at TOT Lot	-	-	-	400	-	400
Pet Pick-ups	2,008	-	2,008	1,826	-	1,826
Plowing	3,776	-	3,776	3,776	-	3,776
Maintenance	100	-	100	328	-	328
Total General Open Space	5,884	-	5,884	6,329	-	6,329
DRB Expenses						
Administration	-	-	-	-	-	-
Code Enforcement	4,200	-	4,200	4,200	-	4,200
Total DRB Expenses	4,200	-	4,200	4,200	-	4,200
Operating Expenses						
Accounting	7,204	-	7,204	7,080	-	7,080
Annual Garage Sale	1,507	-	1,507	-	-	-
Website Expenses	274	-	274	299	-	299
Bank Fees	40	-	40	60	-	60
Election Software	-	-	-	670	-	670
Insurance	-	-	-	-	-	-
Liability Insurance	3,319	-	3,319	3,352	-	3,352
Total Insurance	3,319	-	3,319	3,352	-	3,352
Legal Fees	4,727	-	4,727	1,255	-	1,255
Management Fees	12,000	-	12,000	12,000	-	12,000
Miscellaneous	160	-	160	-	-	-
Postage and Delivery	56	-	56	291	-	291
Promotions	-	-	-	-	-	-
Storage Expense	300	-	300	300	-	300
Supplies/Printing	370	-	370	137	-	137
Telephone	-	-	-	-	-	-
Total Operating Expenses	29,957	-	29,957	25,444	-	25,444
Reserve Expenditures	-	95,348	95,348	-	-	-
Total Expense	51,178	95,348	146,526	46,526	-	46,526
Net Income	1,857	-	1,857	10,234	-	10,234
Beginning Operating Fund Balance						
Beginning Operating Fund Balance	10,234	-	10,234	11,851	-	11,851
Transfer from operating fund to reserve fund	(10,234)	-	(10,234)	(11,851)	-	(11,851)
Ending Fund Balances	1,857	\$ -	\$ 1,857	10,234	\$ -	\$ 10,234
Reserve Liability						
Beginning Reserve Liability Balance						
Beginning Reserve Liability Balance	-	240,810	240,810	-	220,916	220,916
Surplus of (Use of) Reserve Fund	-	(88,176)	(88,176)	-	8,044	8,044
Transfer of operating surplus from prior year	-	10,234	10,234	-	11,851	11,851
Ending Fund Balance	-	\$ 162,869	\$ 162,869	-	\$ 240,810	\$ 240,810

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**The Terrace Homeowners Association B, Inc.
Change in Reserve Fund Balances
Years ended December 31, 2021 and 2020**

	<u>2021</u>	<u>2020</u>
Beginning Reserve Fund Balance	\$ 240,811	\$ 220,916
Income		
Dues-Reserve Fund	6,840	7,607
Interest income-Reserve Fund	332	437
Applied (Excess) Reserve Income **	88,176	(8,044)
Total Income	95,348	-
Reserve Expenditures	95,348	-
Total Expense	95,348	-
Net surplus (deficit)	-	-
Excess of (Use of) Reserve Income **	(88,176)	8,044
Transfer of operating surplus from prior year	10,234	11,851
Ending Fund Balance	\$ 162,869	\$ 240,811

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The Terrace Homeowners Association B, Inc.
Profit & Loss Budget vs. Actual
January through December 2021

	<u>Actual</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4650 · Paper Statement Fees	273	-	273	100.0%
4100 · Operating Assmts	52,440	52,440	-	100.0%
4700 · Late Fees/Finance Charges	322	-	322	100.0%
Total Income	<u>53,035</u>	<u>52,440</u>	<u>595</u>	<u>101.13%</u>
Expense				
5100 · Landscape Maintenance				
5110 · Aeration & Fertilization	-	360	(360)	0.0%
5120 · Weed Control	-	1,460	(1,460)	0.0%
5125 · Irrigation Repairs/Winterizatio	686	1,500	(814)	45.75%
5127 · Irrigation Water-Town of Eagle	1,489	1,700	(211)	87.56%
5130 · Maint Contract (former Tot Lot)	8,962	1,560	7,402	574.5%
5160 · Open Space/Commons	-	2,100	(2,100)	0.0%
5170 · Tree Maintenance	-	3,000	(3,000)	0.0%
Total 5100 · Landscape Maintenance	<u>11,137</u>	<u>11,680</u>	<u>(543)</u>	<u>95.35%</u>
5124 · General Open Space				
5135 · Mulch Replenishment/Tot Lot	-	400	(400)	0.0%
5140 · Pet Pick-ups	2,008	1,500	508	133.83%
5145 · Plowing	3,776	4,000	(224)	94.41%
5155 · Maintenance	100	500	(400)	20.0%
Total 5124 · General Open Space	<u>5,884</u>	<u>6,400</u>	<u>(516)</u>	<u>91.93%</u>
5500 · DRB Expenses				
5520 · Printing and Reproduction	-	50	(50)	0.0%
5530 · Code Enforcement	4,200	4,200	-	100.0%
Total 5500 · DRB Expenses	<u>4,200</u>	<u>4,250</u>	<u>(50)</u>	<u>98.82%</u>
6000 · Admin Expenses				
6100 · Accounting	7,204	7,100	104	101.47%
6120 · Website Expenses	274	300	(26)	91.48%
6130 · Bank Fees	40	40	-	100.0%
6140 · Election Software	-	700	(700)	0.0%
6150 · Insurance				
6154 · GL / D&O / Umb Insurance	3,319	3,500	(181)	94.82%
Total 6150 · Insurance	<u>3,319</u>	<u>3,500</u>	<u>(181)</u>	<u>94.82%</u>
6160 · Legal and Professional Fees	4,727	5,000	(273)	94.54%
6170 · Management Fees	12,000	12,000	-	100.0%
6180 · Miscellaneous	160	70	90	228.76%
6190 · Postage and Delivery	56	500	(444)	11.2%
6200 · Community Events				
6201 · Annual Picnic/Meeting	-	-	-	0.0%
6202 · Christmas Decorating Contest	-	300	(300)	0.0%
6204 · Annual Garage Sale	1,507	200	1,307	753.63%
Total 6200 · Community Events	<u>1,507</u>	<u>500</u>	<u>1,007</u>	<u>301.45%</u>
6215 · Storage Expense	300	300	-	100.0%
6210 · Supplies/Printing	370	100	270	370.42%
Total 6000 · Admin Expenses	<u>29,958</u>	<u>30,110</u>	<u>(152)</u>	<u>99.5%</u>
Total Expense	<u>51,179</u>	<u>52,440</u>	<u>(1,261)</u>	<u>97.6%</u>
Net Ordinary Income	<u>1,857</u>	<u>-</u>	<u>1,857</u>	<u>100.0%</u>
Reserve fund				
Reserver Income				
4135 · Application of reserve funds	88,176	-	-	100.0%
4125 · Reserve Interest	332	-	332	100.0%
4110 · Reserve Assmts	6,840	6,840	-	100.0%
Total Income	<u>95,348</u>	<u>6,840</u>	<u>88,508</u>	<u>1,393.97%</u>
Reserve Expenses				
9000 · Reserve Expenditures	95,348	88,061	7,287	108.28%
Total Expense	<u>95,348</u>	<u>88,061</u>	<u>7,287</u>	<u>108.28%</u>
Net Reserve Income	<u>(0)</u>	<u>(81,221)</u>	<u>81,221</u>	<u>0.0%</u>
Net Income	<u>1,857</u>	<u>(81,221)</u>	<u>83,078</u>	<u>-2.29%</u>

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