CEDAR HOLLOW at TARA
CONDOMINIUM ASSOCIATION, INC.

For the Month Ending
APRIL 2023

Unaudited
Financial Statement

Prepared by
Progressive Community Management
Sarasota, Florida

Cedar Hollow at Tara Condo Assn Inc

FUND BALANCE SHEET

As of: 04/30/2023

Assets

Account	Operating	Reserves	Other	Total
Checking - Truist 0402	$13,404.95			$13,404.95
Money Market - Truist 0410		$233,980.01		$233,980.01
ICS Truist Operating - 0402	$46,883.28			$46,883.28
Cadence Reserves MM - 7945		$107,957.00		$107,957.00
Cadence CD - 1191 5/16/23 0.10%		$155,473.14		$155,473.14
CD - Bank United - 9057- 6/9/23 .10%		$108,005.93		$108,005.93
CD Liberty Svg Bank - 12/17/23 - 4.16%		$190,316.13		$190,316.13
CD - Liberty Svg Bank - 8296 - 4/26/24 4.69%		$68,487.66		$68,487.66
Interfund Transfer	$37,970.90			$37,970.90
Interfund Transfer		($65,560.90)		($65,560.90)
Interfund Transfer			$27,590.00	$27,590.00
Assessments Due	$4,592.52			$4,592.52
Utility Deposits	$530.00			$530.00
Prepaid Insurance	$75,111.58			$75,111.58
Total Assets	**$178,493.23**	**$798,658.97**	**$27,590.00**	**$1,004,742.20**

Liabilities

Account	Operating	Reserves	Other	Total
Prepaid Assessments	$8,165.61			$8,165.61
Deferred Revenue	$49,578.17			$49,578.17
Total Liabilities	**$57,743.78**	**$0.00**	**$0.00**	**$57,743.78**

Equity

Account	Operating	Reserves	Other	Total
S/A Alloc-Insurance Shortfall			$27,840.00	$27,840.00
Transfer to Operations			($250.00)	($250.00)
BegBal - Reserve Interest		$40,273.00		$40,273.00
Current Year Reserve Interest		$583.11		$583.11
BegBal - Pool		$21,489.99		$21,489.99
Alloc- Pool		$417.32		$417.32
Exp-Roof Replacement		($34,028.25)		($34,028.25)
BegBal - Roof Replacement		$649,250.16		$649,250.16
Alloc - Roof Replacement		$8,397.00		$8,397.00
Expense-Bldg Restoration		($104,400.00)		($104,400.00)
BegBal - Bldg Restoration		$48,658.48		$48,658.48
Alloc - Bldg Restoration		$3,451.68		$3,451.68
BegBal - Driveway		$150,906.72		$150,906.72
Alloc - Driveway		$2,939.68		$2,939.68
BegBal - Roof Cleaning		$10,438.44		$10,438.44
Alloc - Roof Cleaing		$281.64		$281.64
Fund Balance	$122,383.55			$122,383.55

Account	Operating	Reserves	Other	Total
Current Year Net Income/(Loss)	($1,634.10)	$0.00	$0.00	($1,634.10)
Total Equity	**$120,749.45**	**$798,658.97**	**$27,590.00**	**$946,998.42**
Total Liabilities & Equity	**$178,493.23**	**$798,658.97**	**$27,590.00**	**$1,004,742.20**

Cedar Hollow at Tara Condo Assn Inc

INCOME STATEMENT

Start: 04/01/2023 | End: 04/30/2023

Income

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Income							
5010 Maintenance Assessments	20,950.00	20,950.00	0.00	83,734.51	83,800.00	(65.49)	251,400.00
5030 Fees(Rental & Sales Apps)	100.00	166.67	(66.67)	900.00	666.68	233.32	2,000.00
5040 Misc Income & Late Fees	470.14	86.83	383.31	495.14	347.32	147.82	1,042.00
5050 Interest Income	34.74	0.00	34.74	35.43	0.00	35.43	0.00
5051 Interest Income-Owners	48.27	0.00	48.27	102.98	0.00	102.98	0.00
5080 Gate Openers/Key Cards	0.00	0.00	0.00	25.00	0.00	25.00	0.00
Income Total	**21,603.15**	**21,203.50**	**399.65**	**85,293.06**	**84,814.00**	**479.06**	**254,442.00**
Total Income	**21,603.15**	**21,203.50**	**399.65**	**85,293.06**	**84,814.00**	**479.06**	**254,442.00**

Expense

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Expense							
7010 Water & Sewer	158.49	239.00	80.51	629.95	956.00	326.05	2,868.00
7015 Blackflow Contract	0.00	161.67	161.67	0.00	646.68	646.68	1,940.00
7020 Backflow Expense	0.00	150.00	150.00	299.00	600.00	301.00	1,800.00
7050 Electricity	851.51	809.00	(42.51)	3,251.57	3,236.00	(15.57)	9,708.00
7140 Fire Sprinkler Testing	431.74	583.33	151.59	1,368.02	2,333.32	965.30	7,000.00
7145 Sprinkler Maintenance	359.99	583.33	223.34	359.99	2,333.32	1,973.33	7,000.00
7150 Insurance - Property	9,388.95	7,166.25	(2,222.70)	37,555.80	28,665.00	(8,890.80)	85,995.00
7210 Pest Control	320.00	100.00	(220.00)	1,690.00	400.00	(1,290.00)	1,200.00
7240 Lawn Maintenance/Landscaping	4,436.00	4,416.67	(19.33)	13,308.00	17,666.68	4,358.68	53,000.00
7245 Annual Plant Maintenance	0.00	833.33	833.33	0.00	3,333.32	3,333.32	10,000.00
7255 Renewal Program	0.00	833.33	833.33	0.00	3,333.32	3,333.32	10,000.00
7270 Tree Trimming	0.00	833.33	833.33	0.00	3,333.32	3,333.32	10,000.00
7280 Irrigation Maintenance	1,055.68	125.00	(930.68)	1,055.68	500.00	(555.68)	1,500.00
7310 Pool Maintenance	375.00	350.00	(25.00)	1,500.00	1,400.00	(100.00)	4,200.00
7330 Pool Supplies & Repairs	333.67	333.33	(0.34)	1,167.12	1,333.32	166.20	4,000.00
7340 Pool Heat	395.15	250.00	(145.15)	2,426.79	1,000.00	(1,426.79)	3,000.00
7350 Repairs & Maintenance	2,483.00	1,083.33	(1,399.67)	13,237.27	4,333.32	(8,903.95)	13,000.00
7395 Roof Repair	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
7400 Janitorial	320.00	295.00	(25.00)	560.00	1,180.00	620.00	3,540.00
7480 Management Fees	1,430.33	1,430.33	0.00	5,721.32	5,721.32	0.00	17,164.00
7490 Postage/Printing/Miscellaneous	609.50	358.33	(251.17)	2,018.90	1,433.32	(585.58)	4,300.00
7495 Bank Fees & Coupons	3.00	2.67	(0.33)	421.50	10.68	(410.82)	32.00
7500 Licenses/Fees/Dues	0.00	37.08	37.08	61.25	148.32	87.07	445.00
7520 Income Tax	295.00	20.83	(274.17)	295.00	83.32	(211.68)	250.00
7570 Contingencies	0.00	41.67	41.67	0.00	166.68	166.68	500.00
Expense Total	**23,247.01**	**21,203.48**	**(2,043.53)**	**86,927.16**	**84,813.92**	**(2,113.24)**	**254,442.00**
Total Expense	**23,247.01**	**21,203.48**	**(2,043.53)**	**86,927.16**	**84,813.92**	**(2,113.24)**	**254,442.00**
Net Income	**(1,643.86)**	**0.02**	**(1,643.88)**	**(1,634.10)**	**0.08**	**(1,634.18)**	**0.00**

Cedar Hollow at Tara Condo Assn Inc

RESERVE STATEMENT

Start: 04/01/2023 | End: 04/30/2023

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
3606 BegBal - Reserve Interest	$40,273.00	$0.00	$0.00	$40,273.00
3607 Current Year Reserve Interest	$318.39	$264.72	$0.00	$583.11
3611 BegBal - Pool	$21,489.99	$0.00	$0.00	$21,489.99
3612 Alloc- Pool	$312.99	$104.33	$0.00	$417.32
3630 Exp-Roof Replacement	($34,028.25)	$0.00	$0.00	($34,028.25)
3631 BegBal - Roof Replacement	$649,250.16	$0.00	$0.00	$649,250.16
3632 Alloc - Roof Replacement	$6,297.75	$2,099.25	$0.00	$8,397.00
3640 Expense-Bldg Restoration	($82,900.00)	$0.00	$21,500.00	($104,400.00)
3641 BegBal - Bldg Restoration	$48,658.48	$0.00	$0.00	$48,658.48
3642 Alloc - Bldg Restoration	$2,588.76	$862.92	$0.00	$3,451.68
3651 BegBal - Driveway	$150,906.72	$0.00	$0.00	$150,906.72
3652 Alloc - Driveway	$2,204.76	$734.92	$0.00	$2,939.68
3716 BegBal - Roof Cleaning	$10,438.44	$0.00	$0.00	$10,438.44
3717 Alloc - Roof Cleaing	$211.23	$70.41	$0.00	$281.64
	$816,022.42	**$4,136.55**	**$21,500.00**	**$798,658.97**