

**\*Appendix 10/Balance Sheet & Income/Expense Statement  
Patriot Condominium Unit Owner's Association Inc.**

Order: LDGKPHV55  
Address: 310 Patriot Ln Unit D  
Order Date: 12-07-2023  
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# Patriot Condominium Unit Owner's Association, Inc.

## Balance Sheet For 10/31/2023

|                                |                                   |                     |
|--------------------------------|-----------------------------------|---------------------|
| <b>Reserve Cash</b>            |                                   |                     |
| AXOS Op Reserve 5787           | \$91,121.23                       |                     |
| AXOS Rep Reserve 5779          | \$67,303.42                       |                     |
| <b>Total Reserve Cash</b>      |                                   | <b>\$158,424.65</b> |
| <b>Operating Cash</b>          |                                   |                     |
| PPB - Oper Deposit 2731        | \$124,803.78                      |                     |
| PPB-Oper Checking 2591         | \$39,280.18                       |                     |
| <b>Total Operating Cash</b>    |                                   | <b>\$164,083.96</b> |
| <b>Other Assets</b>            |                                   |                     |
| Assessments Receivable         | \$49,972.96                       |                     |
| A/R Other                      | \$1,102.40                        |                     |
| Prepaid Insurance              | \$6,033.12                        |                     |
| <b>Total Other Assets</b>      |                                   | <b>\$57,108.48</b>  |
|                                | <b>Total Assets</b>               | <b>\$379,617.09</b> |
| <b>Liabilities</b>             |                                   |                     |
| Accounts Payable               | \$1,789.50                        |                     |
| A/P - Other                    | \$262.00                          |                     |
| Post Closing Fee               | \$269.50                          |                     |
| Disclosure Packages            | \$264.00                          |                     |
| Due To Reserves                | \$39,751.44                       |                     |
| Refundable Deposits            | \$816.20                          |                     |
| Prepaid Owner Assessments      | \$8,685.76                        |                     |
| <b>Total Liabilities</b>       |                                   | <b>\$51,838.40</b>  |
| <b>Reserve Equity</b>          |                                   |                     |
| Replacement Reserve Deposits   | \$66,212.92                       |                     |
| Capital Reserves-Interest      | \$1,313.31                        |                     |
| Capital Reserves Deposits      | \$89,807.92                       |                     |
| Replacement Reserve - Interest | \$1,090.50                        |                     |
| <b>Total Reserve Equity</b>    |                                   | <b>\$158,424.65</b> |
| <b>Equity</b>                  |                                   |                     |
| Current Net Income             | \$30,403.92                       |                     |
| Retained Earnings              | \$137,700.40                      |                     |
| Contrib. Capital - Owners      | \$1,249.72                        |                     |
| <b>Total Equity</b>            |                                   | <b>\$169,354.04</b> |
|                                | <b>Total Liabilities / Equity</b> | <b>\$379,617.09</b> |

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# Patriot Condominium Unit Owner's Association, Inc.

## Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

|                                       | Current Period   |                  |                 | Year To Date      |                   |                 | Annual Budget     |
|---------------------------------------|------------------|------------------|-----------------|-------------------|-------------------|-----------------|-------------------|
|                                       | Actual           | Budget           | Variance        | Actual            | Budget            | Variance        |                   |
| <b>Operating Income</b>               |                  |                  |                 |                   |                   |                 |                   |
| <b>Income</b>                         |                  |                  |                 |                   |                   |                 |                   |
| 06310 - Association Dues              | 16,965.50        | 16,965.50        | -               | 169,655.00        | 169,655.00        | -               | 203,586.00        |
| 06322 - Interest Income-Operating Res | 382.92           | -                | 382.92          | 1,137.99          | -                 | 1,137.99        | -                 |
| 06338 - Capital Contribution Income   | -                | -                | -               | 1,224.72          | -                 | 1,224.72        | -                 |
| 06340 - Late Fee Income               | 800.00           | -                | 800.00          | 650.00            | -                 | 650.00          | -                 |
| 06376 - Collection Ref Income         | -                | -                | -               | 50.00             | -                 | 50.00           | -                 |
| 06390 - Interest Income               | 37.07            | -                | 37.07           | 262.95            | -                 | 262.95          | -                 |
| 06397 - Interest Income REPLACE Res.  | 204.48           | -                | 204.48          | 656.78            | -                 | 656.78          | -                 |
| <b>Total Income</b>                   | <b>18,389.97</b> | <b>16,965.50</b> | <b>1,424.47</b> | <b>173,637.44</b> | <b>169,655.00</b> | <b>3,982.44</b> | <b>203,586.00</b> |
| <b>Total Income</b>                   | <b>18,389.97</b> | <b>16,965.50</b> | <b>1,424.47</b> | <b>173,637.44</b> | <b>169,655.00</b> | <b>3,982.44</b> | <b>203,586.00</b> |

## Operating Expense

### General and Administrative

|   |                 |                 |               |                  |                  |                  |                  |
|---|-----------------|-----------------|---------------|------------------|------------------|------------------|------------------|
| 07010 - Management Contract             | 1,411.09        | 721.75          | (689.34)      | 14,908.81        | 7,217.50         | (7,691.31)       | 8,661.00         |
| 07020 - Accounting & Audit              | -               | 541.67          | 541.67        | -                | 5,416.70         | 5,416.70         | 6,500.00         |
| 07030 - SCC/VDROR                       | 95.84           | 2.08            | (93.76)       | 479.20           | 20.80            | (458.40)         | 25.00            |
| 07160 - Legal Fees                      | 2,632.50        | 416.67          | (2,215.83)    | 7,419.00         | 4,166.70         | (3,252.30)       | 5,000.00         |
| 07190 - Legal Fees - Collections        | -               | 333.33          | 333.33        | -                | 3,333.30         | 3,333.30         | 4,000.00         |
| 07200 - Bad Debt Expense                | -               | 41.67           | 41.67         | -                | 416.70           | 416.70           | 500.00           |
| 07235 - Annual Meeting Mailing          | -               | 16.67           | 16.67         | -                | 166.70           | 166.70           | 200.00           |
| 07281 - Insurance                       | 522.10          | 2,500.00        | 1,977.90      | 15,537.65        | 25,000.00        | 9,462.35         | 30,000.00        |
| 07282 - Insurance Loss                  | -               | 833.33          | 833.33        | -                | 8,333.30         | 8,333.30         | 10,000.00        |
| 07320 - Checks/Copies/Admin/Supp        | 363.27          | 91.67           | (271.60)      | 789.35           | 916.70           | 127.35           | 1,100.00         |
| 07560 - Postage                         | 120.87          | 41.67           | (79.20)       | 459.41           | 416.70           | (42.71)          | 500.00           |
| 07562 - Miscellaneous Expense           | 99.87           | 83.33           | (16.54)       | 1,493.75         | 833.30           | (660.45)         | 1,000.00         |
| <b>Total General and Administrative</b> | <b>5,245.54</b> | <b>5,623.84</b> | <b>378.30</b> | <b>41,087.17</b> | <b>56,238.40</b> | <b>15,151.23</b> | <b>67,486.00</b> |

### Contract Service Expense

|                                       |                 |                 |                   |                  |                  |                 |                  |
|---------------------------------------|-----------------|-----------------|-------------------|------------------|------------------|-----------------|------------------|
| 08039 - Landscape Contract            | 3,350.00        | 1,675.00        | (1,675.00)        | 15,075.00        | 16,750.00        | 1,675.00        | 20,100.00        |
| 08045 - Snow Removal                  | -               | 166.67          | 166.67            | -                | 1,666.70         | 1,666.70        | 2,000.00         |
| 08055 - Trash Removal                 | 116.18          | 83.33           | (32.85)           | 241.18           | 833.30           | 592.12          | 1,000.00         |
| <b>Total Contract Service Expense</b> | <b>3,466.18</b> | <b>1,925.00</b> | <b>(1,541.18)</b> | <b>15,316.18</b> | <b>19,250.00</b> | <b>3,933.82</b> | <b>23,100.00</b> |

### Utilities

|                        |               |               |               |                 |                 |                 |                 |
|------------------------|---------------|---------------|---------------|-----------------|-----------------|-----------------|-----------------|
| 08370 - Water/Sewer    | -             | 333.33        | 333.33        | -               | 3,333.30        | 3,333.30        | 4,000.00        |
| 08910 - Electricity    | 294.75        | 458.33        | 163.58        | 5,165.06        | 4,583.30        | (581.76)        | 5,500.00        |
| <b>Total Utilities</b> | <b>294.75</b> | <b>791.66</b> | <b>496.91</b> | <b>5,165.06</b> | <b>7,916.60</b> | <b>2,751.54</b> | <b>9,500.00</b> |

### Maintenance

|                              |          |          |          |          |           |          |           |
|------------------------------|----------|----------|----------|----------|-----------|----------|-----------|
| 09612 - Grounds Improvement  | 1,077.13 | 416.67   | (660.46) | 2,067.21 | 4,166.70  | 2,099.49 | 5,000.00  |
| 09645 - Tree Trimming        | -        | 416.67   | 416.67   | 4,200.00 | 4,166.70  | (33.30)  | 5,000.00  |
| 09750 - Pest Control         | -        | 125.00   | 125.00   | 1,991.00 | 1,250.00  | (741.00) | 1,500.00  |
| 09800 - Maintenance/Building | 337.93   | 1,250.00 | 912.07   | 5,108.54 | 12,500.00 | 7,391.46 | 15,000.00 |

# Patriot Condominium Unit Owner's Association, Inc.

## Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

|                                      | Current Period   |                  |                 | Year To Date      |                   |                   | Annual Budget     |
|--------------------------------------|------------------|------------------|-----------------|-------------------|-------------------|-------------------|-------------------|
|                                      | Actual           | Budget           | Variance        | Actual            | Budget            | Variance          |                   |
| <b>Operating Expense</b>             |                  |                  |                 |                   |                   |                   |                   |
| 09864 - Septic/Sewer Maintenance     | 13.88            | 416.67           | 402.79          | 3,603.13          | 4,166.70          | 563.57            | 5,000.00          |
| <b>Total Maintenance</b>             | <b>1,428.94</b>  | <b>2,625.01</b>  | <b>1,196.07</b> | <b>16,969.88</b>  | <b>26,250.10</b>  | <b>9,280.22</b>   | <b>31,500.00</b>  |
| <b>Reserves</b>                      |                  |                  |                 |                   |                   |                   |                   |
| 09910 - Replacement Reserve          | 5,000.00         | 5,000.00         | -               | 52,342.58         | 50,000.00         | (2,342.58)        | 60,000.00         |
| 09912 - Operating Reserve            | 1,000.00         | 1,000.00         | -               | 10,500.00         | 10,000.00         | (500.00)          | 12,000.00         |
| 09914 - Operating Reserve Interest   | 382.92           | -                | (382.92)        | 695.86            | -                 | (695.86)          | -                 |
| 09920 - Replacement Reserve Interest | 204.48           | -                | (204.48)        | 1,156.79          | -                 | (1,156.79)        | -                 |
| <b>Total Reserves</b>                | <b>6,587.40</b>  | <b>6,000.00</b>  | <b>(587.40)</b> | <b>64,695.23</b>  | <b>60,000.00</b>  | <b>(4,695.23)</b> | <b>72,000.00</b>  |
| <b>Total Expense</b>                 | <b>17,022.81</b> | <b>16,965.51</b> | <b>(57.30)</b>  | <b>143,233.52</b> | <b>169,655.10</b> | <b>26,421.58</b>  | <b>203,586.00</b> |
| <b>Operating Net Total</b>           | <b>1,367.16</b>  | <b>(.01)</b>     | <b>1,367.17</b> | <b>30,403.92</b>  | <b>(.10)</b>      | <b>30,404.02</b>  | <b>-</b>          |
| <b>Net Total</b>                     | <b>1,367.16</b>  | <b>(.01)</b>     | <b>1,367.17</b> | <b>30,403.92</b>  | <b>(.10)</b>      | <b>30,404.02</b>  | <b>-</b>          |

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# Patriot Condominium Unit Owner's Association, Inc.

Balance Sheet For 8/31/2023

## Reserve Cash

|                       |              |
|-----------------------|--------------|
| PPB-Oper Reserve 2715 | \$4.11       |
| AXOS Op Reserve 5787  | \$125,232.05 |
| AXOS Rep Reserve 5779 | \$61,724.28  |
| PPB-Rep Reserve 2723  | \$1.52       |

## Total Reserve Cash

**\$186,961.96**

## Operating Cash

|                         |             |
|-------------------------|-------------|
| PPB - Oper Deposit 2731 | \$93,227.55 |
| PPB-Oper Checking 2591  | \$52,852.56 |

## Total Operating Cash

**\$146,080.11**

## Other Assets

|                        |             |
|------------------------|-------------|
| Assessments Receivable | \$55,755.92 |
| A/R Other              | \$1,102.40  |
| Prepaid Insurance      | \$6,740.09  |

## Total Other Assets

**\$63,598.41**

## Total Assets

**\$396,640.48**

## Liabilities

|                           |             |
|---------------------------|-------------|
| A/P - Other               | \$215.00    |
| Post Closing Fee          | \$269.50    |
| Disclosure Packages       | \$264.00    |
| Due To Reserves           | \$33,751.44 |
| Refundable Deposits       | \$1,417.44  |
| Prepaid Owner Assessments | \$5,755.97  |

## Total Liabilities

**\$41,673.35**

## Reserve Equity

|                                |              |
|--------------------------------|--------------|
| Replacement Reserve Deposits   | \$61,212.92  |
| Capital Reserves-Interest      | \$504.24     |
| Capital Reserves Deposits      | \$124,731.92 |
| Replacement Reserve - Interest | \$512.88     |

## Total Reserve Equity

**\$186,961.96**

## Equity

|                           |              |
|---------------------------|--------------|
| Current Net Income        | \$29,055.05  |
| Retained Earnings         | \$137,700.40 |
| Contrib. Capital - Owners | \$1,249.72   |

## Total Equity

**\$168,005.17**

## Total Liabilities / Equity

**\$396,640.48**

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# Patriot Condominium Unit Owner's Association, Inc.

## Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

|                                       | Current Period   |                  |                 | Year To Date      |                   |                 | Annual Budget     |
|---------------------------------------|------------------|------------------|-----------------|-------------------|-------------------|-----------------|-------------------|
|                                       | Actual           | Budget           | Variance        | Actual            | Budget            | Variance        |                   |
| <b>Operating Income</b>               |                  |                  |                 |                   |                   |                 |                   |
| <b>Income</b>                         |                  |                  |                 |                   |                   |                 |                   |
| 06310 - Association Dues              | 16,965.50        | 16,965.50        | -               | 135,724.00        | 135,724.00        | -               | 203,586.00        |
| 06322 - Interest Income-Operating Res | 328.92           | -                | 328.92          | 328.92            | -                 | 328.92          | -                 |
| 06338 - Capital Contribution Income   | 578.56           | -                | 578.56          | 1,224.72          | -                 | 1,224.72        | -                 |
| 06340 - Late Fee Income               | 2,550.00         | -                | 2,550.00        | 5,800.00          | -                 | 5,800.00        | -                 |
| 06376 - Collection Ref Income         | 50.00            | -                | 50.00           | 50.00             | -                 | 50.00           | -                 |
| 06390 - Interest Income               | 16.29            | -                | 16.29           | 196.23            | -                 | 196.23          | -                 |
| 06397 - Interest Income REPLACE Res.  | 1.52             | -                | 1.52            | 79.16             | -                 | 79.16           | -                 |
| <b>Total Income</b>                   | <b>20,490.79</b> | <b>16,965.50</b> | <b>3,525.29</b> | <b>143,403.03</b> | <b>135,724.00</b> | <b>7,679.03</b> | <b>203,586.00</b> |
| <b>Total Income</b>                   | <b>20,490.79</b> | <b>16,965.50</b> | <b>3,525.29</b> | <b>143,403.03</b> | <b>135,724.00</b> | <b>7,679.03</b> | <b>203,586.00</b> |

## Operating Expense

### General and Administrative

|   |                 |                 |                 |                  |                  |                  |                  |
|---|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|
| 07010 - Management Contract             | 1,411.09        | 721.75          | (689.34)        | 12,086.63        | 5,774.00         | (6,312.63)       | 8,661.00         |
| 07020 - Accounting & Audit              | -               | 541.67          | 541.67          | -                | 4,333.36         | 4,333.36         | 6,500.00         |
| 07030 - SCC/VDROR                       | 95.84           | 2.08            | (93.76)         | 287.52           | 16.64            | (270.88)         | 25.00            |
| 07160 - Legal Fees                      | -               | 416.67          | 416.67          | 3,482.50         | 3,333.36         | (149.14)         | 5,000.00         |
| 07190 - Legal Fees - Collections        | -               | 333.33          | 333.33          | -                | 2,666.64         | 2,666.64         | 4,000.00         |
| 07200 - Bad Debt Expense                | -               | 41.67           | 41.67           | -                | 333.36           | 333.36           | 500.00           |
| 07235 - Annual Meeting Mailing          | -               | 16.67           | 16.67           | -                | 133.36           | 133.36           | 200.00           |
| 07281 - Insurance                       | 522.10          | 2,500.00        | 1,977.90        | 15,063.45        | 20,000.00        | 4,936.55         | 30,000.00        |
| 07282 - Insurance Loss                  | -               | 833.33          | 833.33          | -                | 6,666.64         | 6,666.64         | 10,000.00        |
| 07320 - Checks/Copies/Admin/Supp        | -               | 91.67           | 91.67           | 408.20           | 733.36           | 325.16           | 1,100.00         |
| 07560 - Postage                         | 32.64           | 41.67           | 9.03            | 230.51           | 333.36           | 102.85           | 500.00           |
| 07562 - Miscellaneous Expense           | -               | 83.33           | 83.33           | 1,155.08         | 666.64           | (488.44)         | 1,000.00         |
| <b>Total General and Administrative</b> | <b>2,061.67</b> | <b>5,623.84</b> | <b>3,562.17</b> | <b>32,713.89</b> | <b>44,990.72</b> | <b>12,276.83</b> | <b>67,486.00</b> |

### Contract Service Expense

|                                       |                 |                 |               |                  |                  |                 |                  |
|---------------------------------------|-----------------|-----------------|---------------|------------------|------------------|-----------------|------------------|
| 08039 - Landscape Contract            | 1,675.00        | 1,675.00        | -             | 11,725.00        | 13,400.00        | 1,675.00        | 20,100.00        |
| 08045 - Snow Removal                  | -               | 166.67          | 166.67        | -                | 1,333.36         | 1,333.36        | 2,000.00         |
| 08055 - Trash Removal                 | -               | 83.33           | 83.33         | 125.00           | 666.64           | 541.64          | 1,000.00         |
| <b>Total Contract Service Expense</b> | <b>1,675.00</b> | <b>1,925.00</b> | <b>250.00</b> | <b>11,850.00</b> | <b>15,400.00</b> | <b>3,550.00</b> | <b>23,100.00</b> |

### Utilities

|                        |          |               |               |                 |                 |                 |                 |
|------------------------|----------|---------------|---------------|-----------------|-----------------|-----------------|-----------------|
| 08370 - Water/Sewer    | -        | 333.33        | 333.33        | -               | 2,666.64        | 2,666.64        | 4,000.00        |
| 08910 - Electricity    | -        | 458.33        | 458.33        | 3,574.61        | 3,666.64        | 92.03           | 5,500.00        |
| <b>Total Utilities</b> | <b>-</b> | <b>791.66</b> | <b>791.66</b> | <b>3,574.61</b> | <b>6,333.28</b> | <b>2,758.67</b> | <b>9,500.00</b> |

### Maintenance

|                              |          |          |        |          |           |          |           |
|------------------------------|----------|----------|--------|----------|-----------|----------|-----------|
| 09612 - Grounds Improvement  | -        | 416.67   | 416.67 | 990.08   | 3,333.36  | 2,343.28 | 5,000.00  |
| 09645 - Tree Trimming        | -        | 416.67   | 416.67 | 4,200.00 | 3,333.36  | (866.64) | 5,000.00  |
| 09750 - Pest Control         | -        | 125.00   | 125.00 | 1,991.00 | 1,000.00  | (991.00) | 1,500.00  |
| 09800 - Maintenance/Building | 1,139.00 | 1,250.00 | 111.00 | 4,130.61 | 10,000.00 | 5,869.39 | 15,000.00 |

# Patriot Condominium Unit Owner's Association, Inc.

## Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

|                                      | Current Period   |                  |                 | Year To Date      |                   |                   | Annual Budget     |
|--------------------------------------|------------------|------------------|-----------------|-------------------|-------------------|-------------------|-------------------|
|                                      | Actual           | Budget           | Variance        | Actual            | Budget            | Variance          |                   |
| <b>Operating Expense</b>             |                  |                  |                 |                   |                   |                   |                   |
| 09864 - Septic/Sewer Maintenance     | -                | 416.67           | 416.67          | 3,589.25          | 3,333.36          | (255.89)          | 5,000.00          |
| <b>Total Maintenance</b>             | <b>1,139.00</b>  | <b>2,625.01</b>  | <b>1,486.01</b> | <b>14,900.94</b>  | <b>21,000.08</b>  | <b>6,099.14</b>   | <b>31,500.00</b>  |
| <b>Reserves</b>                      |                  |                  |                 |                   |                   |                   |                   |
| 09910 - Replacement Reserve          | 5,000.00         | 5,000.00         | -               | 42,342.58         | 40,000.00         | (2,342.58)        | 60,000.00         |
| 09912 - Operating Reserve            | 1,000.00         | 1,000.00         | -               | 8,500.00          | 8,000.00          | (500.00)          | 12,000.00         |
| 09914 - Operating Reserve Interest   | 333.03           | -                | (333.03)        | (113.21)          | -                 | 113.21            | -                 |
| 09920 - Replacement Reserve Interest | 1.52             | -                | (1.52)          | 579.17            | -                 | (579.17)          | -                 |
| <b>Total Reserves</b>                | <b>6,334.55</b>  | <b>6,000.00</b>  | <b>(334.55)</b> | <b>51,308.54</b>  | <b>48,000.00</b>  | <b>(3,308.54)</b> | <b>72,000.00</b>  |
| <b>Total Expense</b>                 | <b>11,210.22</b> | <b>16,965.51</b> | <b>5,755.29</b> | <b>114,347.98</b> | <b>135,724.08</b> | <b>21,376.10</b>  | <b>203,586.00</b> |
| <b>Operating Net Total</b>           | <b>9,280.57</b>  | <b>(.01)</b>     | <b>9,280.58</b> | <b>29,055.05</b>  | <b>(.08)</b>      | <b>29,055.13</b>  | <b>-</b>          |
| <b>Net Total</b>                     | <b>9,280.57</b>  | <b>(.01)</b>     | <b>9,280.58</b> | <b>29,055.05</b>  | <b>(.08)</b>      | <b>29,055.13</b>  | <b>-</b>          |

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