Villas at Cattail Creek Condominium Inc.
Income Statement (accrual basis)
01/01/2024 to 12/31/2024

Description	Year-to-date Actual: Operating Fund	Year-to-date Actual: Reserve Fund	Year-to-date Actual: Total	Budget	Variance	O/U
REVENUES						
4000 Assessments	$ 647,280.00	$ -	$ 647,280.00	$ 647,280.00	$ -	
4010 Clubhouse Income	$ -	$ -	$ -	$ 300.00	$ (300.00)	U
4030 Interest Operating	$ -	$ -	$ -	$ 3.00	$ (3.00)	U
4040 Interest Reserves	$ -	$ 46,495.69	$ 46,495.69	$ -	$ 46,495.69	O
4045 Late Fees	$ 136.50	$ -	$ 136.50	$ -	$ 136.50	O
4060 Misc Income	$ 3,474.48	$ -	$ 3,474.48	$ -	$ 3,474.48	O
Total REVENUES	**$ 650,890.98**	**$ 46,495.69**	**$ 697,386.67**	**$ 647,583.00**	**$ 49,803.67**	O
EXPENSES						
ADMINISTRATIVE & MANAGEMENT						
5005 Bank Fees	$ 25.00	$ -	$ 25.00	$ -	($ 25.00)	O
5045 Legal Fees	$ -	$ -	$ -	$ 1,500.00	$ 1,500.00	U
5050 Management Fees	$ 23,484.00	$ -	$ 23,484.00	$ 23,484.00	$ -	
5065 Misc Expense	$ 130.95	$ -	$ 130.95	$ 1,000.00	$ 869.05	U
5070 Office Expense	$ 1,192.26	$ -	$ 1,192.26	$ 1,200.00	$ 7.74	U
5075 Postage and Delivery	$ 650.59	$ -	$ 650.59	$ 500.00	($ 150.59)	O
Total ADMINISTRATIVE & MANAGEMENT	$ 25,482.80	$ -	$ 25,482.80	$ 27,684.00	$ 2,201.20	U
TAXES & INSURANCE						
5300 Audit & Tax Preparation	$ 3,400.00	$ -	$ 3,400.00	$ 3,300.00	($ 100.00)	O
5310 Fidelity Bond	$ 2,490.00	$ -	$ 2,490.00	$ -	($ 2,490.00)	O
5330 Insurance	$ 94,289.20	$ -	$ 94,289.20	$ 85,000.00	($ 9,289.20)	O
5361 Federal & State Taxes	-	$ 13,483.75	$ 13,483.75	$ 3,200.00	($ 10,283.75)	O
Total TAXES & INSURANCE	$ 100,179.20	$ 13,483.75	$ 113,662.95	$ 91,500.00	($ 22,162.95)	O
UTILITIES						
5710 Electric	$ 27,750.84	$ -	$ 27,750.84	$ 35,000.00	$ 7,249.16	U
5730 Trash Removal	$ 15,840.00	$ -	$ 15,840.00	$ 15,840.00	$ -	
5740 Water/Sewer & MES	$ 134,837.22	$ -	$ 134,837.22	$ 123,000.00	($ 11,837.22)	O
Total UTILITIES	$ 178,428.06	$ -	$ 178,428.06	$ 173,840.00	($ 4,588.06)	O
GENERAL MAINTENANCE & REPAIRS						
6006 Clubhouse HVAC Contract & Repairs	$ 715.98	$ -	$ 715.98	$ 1,089.00	$ 373.02	U
6010 Clubhouse Cleaning	$ 3,180.00	$ -	$ 3,180.00	$ 3,341.00	$ 161.00	U
6011 Clubhouse Supplies	$ 544.87	$ -	$ 544.87	$ 300.00	($ 244.87)	O
6013 Clubhouse Internet	$ 468.80	$ -	$ 468.80	$ -	($ 468.80)	O
6030 Fire/sprinkler Monitoring Contract & Mtns	$ 4,118.12	$ -	$ 4,118.12	$ 3,755.00	($ 363.12)	O
6035 General Maintenance	$ 36,018.19	$ -	$ 36,018.19	$ 32,000.00	($ 4,018.19)	O
6036 Fire System & Security-telephone	$ 2,047.51	$ -	$ 2,047.51	$ 1,800.00	($ 247.51)	O
6055 Pest Control	$ 2,475.00	$ -	$ 2,475.00	$ 2,425.00	($ 50.00)	O
Total GENERAL MAINTENANCE & REPAIRS	$ 49,568.47	$ -	$ 49,568.47	$ 44,710.00	($ 4,858.47)	O
LANDSCAPING & GROUNDS						
6510 Grounds Maintenance	$ 6,261.20	$ -	$ 6,261.20	$ 6,000.00	($ 261.20)	O
6540 Landscaping Contract	$ 75,150.00	$ -	$ 75,150.00	$ 72,500.00	($ 2,650.00)	O
6550 Plants & Trees Maintenance	$ 400.00	$ -	$ 400.00	$ -	($ 400.00)	O
6580 Snow Removal	$ 30,872.50	$ -	$ 30,872.50	$ 35,000.00	$ 4,127.50	U
Total LANDSCAPING & GROUNDS	$ 112,683.70	$ -	$ 112,683.70	$ 113,500.00	$ 816.30	U
RESERVE CONTRIBUTION EXPENSE						
7000 Reserve Contribution Expense	$ 196,200.00	$ -	$ 196,200.00	$ 196,200.00	$ -	
Total RESERVE CONTRIBUTION EXPENSE	$ 196,200.00	$ -	$ 196,200.00	$ 196,200.00	$ -	
Total EXPENSES	$ 662,542.23	$ 13,483.75	$ 676,025.98	$ 647,434.00	$ 28,591.98	O
EXCESS (DEFICIT) of REVENUES over EXPENSES	***($ 11,651.25)***	***$ 33,011.94***	***$ 21,360.69***	***$ 149.00***	***$ 21,211.69***	O

RESERVES: PERMANENT IMPROVEMENTS

Villas at Cattail Creek Condominium Inc.

Income Statement (accrual basis)

01/01/2024 to 12/31/2024

Description	Year-to-date Actual: Operating Fund	Year-to-date Actual: Reserve Fund	Year-to-date Actual: Total	Budget	Variance	O/U
8003 Reserve- Clubhouse		$ 10,520.00	$ 10,520.00	-	$ 10,520.00	U
8010 Reserve- Curb & Gutters		$ 1,094.00	$ 1,094.00	-	$ 1,094.00	U
8035 Reserve- Fire Panel		$ 4,063.86	$ 4,063.86	-	$ 4,063.86	U
8043 Reserve- Infrastructure		$ 5,463.85	$ 5,463.85	-	$ 5,463.85	U
8051 Reserve- Landscape Enhancements		$ 7,185.00	$ 7,185.00	-	$ 7,185.00	U
8053 Reserve- Leach Field - Replacement Parts		$ 19,939.88	$ 19,939.88	-	$ 19,939.88	U
8075 Reserve- Roof Repairs		$ 25,035.50	$ 25,035.50	-	$ 25,035.50	U
8080 Reserve- Sidewalks		$ 13,700.00	$ 13,700.00	-	$ 13,700.00	U
8081 Reserve- Siding		$ 49,555.05	$ 49,555.05	-	$ 49,555.05	U
Total RESERVES: PERM. IMPROVEMENTS		$ 136,557.14	$ 136,557.14	-	$ 136,557.14	O
Total EXCESS (DEFICIT) of Revenues over Expenses	**($ 11,651.25)**	**($ 103,545.20)**	**($ 115,196.45)**	**$ 149.00**	**($115,345.45)**	O
3005 Reserve Contribution		$ 196,200.00	$ 196,200.00			
Net EXCESS of Revenues over Expenses	**($ 11,651.25)**	**$ 92,654.80**	**$ 81,003.55**			
Fund Balances (DEFICIT), beginning of year	*($ 49,234.28)*	*$ 1,197,515.75*	*$ 1,148,281.47*			
Fund Balances (DEFICIT), end of year	*($ 60,885.53)*	*$ 1,290,170.55*	*$ 1,229,285.02*			

Villas at Cattail Creek Condominium Inc.
Income Statement - Operating & Reserves

UTZ PROPERTY MANAGEMENT

Description	Cash Basis 01/01/2024 to 12/31/2024 Year-to-date Actual	Cash Basis Budget	Cash Basis Variance		Accrual Basis 01/01/2024 to 12/31/2024 Year-to-date Actual	Accrual Basis Budget	Accrual Basis Variance		DIFFERENCE Cash - Accrual
OPERATING INCOME									
INCOME									
4000 Assessments	$ 646,224.75	$ 647,280.00	($ 1,055.25)	U	$ 647,280.00	$ 647,280.00	$ -		($ 1,055.25)
4010 Clubhouse Income	-	$ 300.00	($ 300.00)	U	$ -	$ 300.00	$ (300.00)	U	$ -
4030 Interest Operating	-	$ 3.00	($ 3.00)	U		$ 3.00	$ (3.00)	U	$ -
4040 Interest Reserves	$ 43,174.44	-	$ 43,174.44	O	$ 46,495.69	$ -	$ 46,495.69	O	$ (3,321.25)
4045 Late Fees	$ 242.00	-	$ 242.00	O	$ 136.50	$ -	$ 136.50	O	$ 105.50
4060 Misc Income	$ 3,474.48	-	$ 3,474.48	O	$ 3,474.48	$ -	$ 3,474.48	O	$ -
4062 Transfer to Operating from Reserves	$ 133,890.47	-	$ 133,890.47	O	$ -	$ -	$ -		$ 133,890.47
Total OPERATING INCOME	**$ 827,006.14**	**$ 647,583.00**	**$ 179,423.14**	O	**$ 697,386.67**	**$ 647,583.00**	**$ 49,803.67**	O	**$ 129,619.47**
Reverse Transfer to Operating (not revenues)	*($ 133,890.47)*	-	*($ 133,890.47)*		-	-	-		*($ 133,890.47)*
Adjusted Total OPERATING INCOME	**$ 693,115.67**	**$ 647,583.00**	**$ 45,532.67**		**$ 697,386.67**	**$ 647,583.00**	**$ 49,803.67**		**($ 4,271.00)**
OPERATING EXPENSE									
ADMINISTRATIVE & MANAGEMENT									
5005 Bank Fees	$ 25.00	-	($ 25.00)	O	$ 25.00	$ -	($ 25.00)	O	-
5045 Legal Fees	-	$ 1,500.00	$ 1,500.00	U	$ -	$ 1,500.00	$ 1,500.00	U	$ -
5050 Management Fees	$ 23,484.00	$ 23,484.00	-		$ 23,484.00	$ 23,484.00	$ -		-
5065 Misc Expense	$ 130.95	$ 1,000.00	$ 869.05	U	$ 130.95	$ 1,000.00	$ 869.05	U	-
5070 Office Expense	$ 1,137.21	$ 1,200.00	$ 62.79	U	$ 1,192.26	$ 1,200.00	$ 7.74	U	($ 55.05)
5075 Postage and Delivery	$ 650.59	$ 500.00	($ 150.59)	O	$ 650.59	$ 500.00	($ 150.59)	O	-
Total ADMINISTRATIVE & MANAGEMENT	$ 25,427.75	$ 27,684.00	$2,256.25	U	$ 25,482.80	$ 27,684.00	$ 2,201.20	U	($ 55.05)
TAXES & INSURANCE									
5300 Audit & Tax Preparation	$ 3,400.00	$ 3,300.00	($ 100.00)	O	$ 3,400.00	$ 3,300.00	($ 100.00)	O	-
5310 Fidelity Bond	$ 2,490.00	-	($ 2,490.00)	O	$ 2,490.00	-	($ 2,490.00)	O	-
5330 Insurance	$ 124,403.63	$ 85,000.00	($ 39,403.63)	O	$ 94,289.20	$ 85,000.00	($ 9,289.20)	O	$ 30,114.43
5361 Federal & State Taxes	$ 16,076.00	$ 3,200.00	($ 12,876.00)	O	$ 13,483.75	$ 3,200.00	($ 10,283.75)	O	$ 2,592.25
Total TAXES & INSURANCE	$ 146,369.63	$ 91,500.00	($54,869.63)	O	$ 113,662.95	$ 91,500.00	($ 22,162.95)	O	$ 32,706.68
UTILITIES									
5700 Phone & Fax - DO NOT USE (use 6036)	$ 210.33	-	($ 210.33)	O	-	-	-		$ 210.33
5710 Electric	$ 27,179.92	$ 35,000.00	$ 7,820.08	U	$ 27,750.84	$ 35,000.00	$ 7,249.16	U	($ 570.92)
5730 Trash Removal	$ 15,840.00	$ 15,840.00	-		$ 15,840.00	$ 15,840.00	-		-
5740 Water/Sewer & MES	$ 118,411.97	$ 123,000.00	$ 4,588.03	U	$ 134,837.22	$ 123,000.00	($ 11,837.22)	O	($ 16,425.25)
Total UTILITIES	$ 161,642.22	$ 173,840.00	$12,197.78	U	$ 178,428.06	$ 173,840.00	($ 4,588.06)	O	($ 16,785.84)
GENERAL MAINTENANCE & REPAIRS									
6006 HVAC Repairs	$ 847.98	$ 1,089.00	$ 241.02	U	$ 715.98	$ 1,089.00	$ 373.02	U	$ 132.00
6010 Clubhouse Cleaning	$ 3,180.00	$ 3,341.00	$ 161.00	U	$ 3,180.00	$ 3,341.00	$ 161.00	U	-
6011 Clubhouse Supplies	$ 276.87	$ 300.00	$ 23.13	U	$ 544.87	$ 300.00	($ 244.87)	O	($ 268.00)
6013 Clubhouse Internet	-	-	-		$ 468.80	-	($ 468.80)	O	($ 468.80)
6030 Fire/sprinkler Monitoring Contract & Mtns	$ 4,414.42	$ 3,755.00	($ 659.42)	O	$ 4,118.12	$ 3,755.00	($ 363.12)	O	$ 296.30
6035 General Maintenance	$ 38,806.79	$ 32,000.00	($ 6,806.79)	O	$ 36,018.19	$ 32,000.00	($ 4,018.19)	O	$ 2,788.60
6036 Fire System & Security-telephone	$ 1,735.96	$ 1,800.00	$ 64.04	U	$ 2,047.51	$ 1,800.00	($ 247.51)	O	($ 311.55)
6055 Pest Control	$ 2,300.00	$ 2,425.00	$ 125.00	U	$ 2,475.00	$ 2,425.00	($ 50.00)	O	($ 175.00)

Villas at Cattail Creek Condominium Inc.

Income Statement - Operating & Reserves

Description	Cash Basis 01/01/2024 to 12/31/2024 Year-to-date Actual	Budget	Variance		Accrual Basis 01/01/2024 to 12/31/2024 Year-to-date Actual	Budget	Variance		DIFFERENCE Cash - Accrual
Total GENERAL MAINTENANCE & REPAIR	$ 51,562.02	$ 44,710.00	($6,852.02)	O	$ 49,568.47	$ 44,710.00	($ 4,858.47)	O	$ 1,993.55
LANDSCAPING & GROUNDS									
6510 Grounds Maintenance	$ 6,475.20	$ 6,000.00	($ 475.20)	O	$ 6,261.20	$ 6,000.00	($ 261.20)	O	$ 214.00
6540 Landscaping Contract	$ 76,750.00	$ 72,500.00	($ 4,250.00)	O	$ 75,150.00	$ 72,500.00	($ 2,650.00)	O	$ 1,600.00
6550 Plants & Trees Maintenance	-	-	-		$ 400.00	-	($ 400.00)	O	($ 400.00)
6580 Snow Removal	$ 30,872.50	$ 35,000.00	$ 4,127.50	U	$ 30,872.50	$ 35,000.00	$ 4,127.50	U	-
Total LANDSCAPING & GROUNDS	$ 114,097.70	$ 113,500.00	($597.70)	O	$ 112,683.70	$ 113,500.00	$ 816.30	U	$ 1,414.00
RESERVE CONTRIBUTION EXPENSES									
7000 Reserve Contribution Expenses	$ 196,200.00	$ 196,200.00	-		$ 196,200.00	$ 196,200.00	-		-
Total RESERVE CONTRIBUTION EXPENSE	$ 196,200.00	$ 196,200.00	$0.00		$ 196,200.00	$ 196,200.00	-		-
Total EXPENSES	**$ 695,299.32**	**($ 647,434.00)**	**$ 47,865.32**	O	**$ 676,025.98**	**$ 647,434.00**	**$ 28,591.98**	O	**$ 19,273.34**
EXCESS (DEFICIT) of REVENUES over EXPENSES, as adjusted	***($ 2,183.65)***	***$ 149.00***	***($ 2,332.65)***	U	***$ 21,360.69***	***$ 149.00***	***$ 21,211.69***	O	***($ 23,544.34)***
RESERVES: PERMANENT IMPROVEMENTS									
8003 Reserve- Clubhouse	$ 10,520.00	-	($ 10,520.00)	O	$ 10,520.00	-	$ (10,520.00)	O	-
8010 Reserve- Curb & Gutters	$ 1,094.00	-	($ 1,094.00)	O	$ 1,094.00	-	$ (1,094.00)	O	-
8035 Reserve- Fire Panel	$ 4,063.86	-	($ 4,063.86)	O	$ 4,063.86	-	$ (4,063.86)	O	-
8043 Reserve- Infrastructure	$ 5,463.85	-	($ 5,463.85)	O	$ 5,463.85	-	$ (5,463.85)	O	-
8051 Reserve- Landscape Enhancements	$ 5,560.00	-	($ 5,560.00)	O	$ 7,185.00	-	$ (7,185.00)	O	($ 1,625.00)
8053 Reserve- Leach Field, Broken & Replacement Parts	$ 19,939.88	-	($ 19,939.88)	O	$ 19,939.88	-	$ (19,939.88)	O	-
8075 Reserve- Roof Repairs	$ 23,993.83	-	($ 23,993.83)	O	$ 25,035.50	-	$ (25,035.50)	O	($ 1,041.67)
8080 Reserve- Sidewalks	$ 13,700.00	-	($ 13,700.00)	O	$ 13,700.00	-	$ (13,700.00)	O	-
8081 Reserve- Siding	$ 49,555.05	-	($ 49,555.05)	O	$ 49,555.05	-	$ (49,555.05)	O	-
Total RESERVES: PERMANENT IMPROVEM	**$ 133,890.47**	**-**	**$ (133,890.47)**	**O**	**$ 136,557.14**	**-**	**$ (136,557.14)**	**O**	**($ 2,666.67)**
Total EXCESS (DEFICIT) of Revenues over Expenses, as adjusted	**($ 136,074.12)**	**$ 149.00**	**($ 136,223.12)**	U	**($ 115,196.45)**	**$ 149.00**	**($ 115,345.45)**	U	**$ 20,877.67**

Villas at Cattail Creek Condominium Inc.
Balance Sheet (accrual basis)

End Date: 12/31/2024

		Operating	*Reserves*	*Total*
Assets				
CASH				
10-1015-00	Pinnacle - Operating -8550	$ 11,853.39		
12-1200-00	Pinnacle - Reserve -8576		$ 34,311.53	
12-1211-00	Morgan Stanley-Cash Savings-3208		4,390.30	
12-1221-00	MS Bank-Savings Deposit		209,498.91	
Total CASH		11,853.39	248,200.74	$ 260,054.13
INVESTMENTS				
12-1231-00	Flagstar Bank-CD (4.75%, 2/27/26)		100,000.00	
12-1232-00	Western Alliance-CD (4.90%, 8/22/25)		100,000.00	
12-1233-00	Bank Hapoalim-CD (5.10%, 4/25/25)		60,000.00	
12-1234-00	Barclays Bank CD (4.20% 8/28/25)		50,000.00	
12-1235-00	Bank of Baroda-CD (3.95%, 9/30/25)		75,000.00	
12-1243-00	Discover-CD (4.95% 3/30/26)		75,000.00	
12-1244-00	Discover-CD (4.7% 4/25/25)		50,000.00	
12-1245-00	Discover-CD (4.5% 4/27/26)		50,000.00	
12-1265-00	MS Bank-CD (1.8% 2/27/25)		50,000.00	
12-1266-00	Texas Exchange-CD (0.60% 4/23/25)		75,000.00	
12-1267-00	Bank United-CD (1.25% 12/8/26)		100,000.00	
12-1268-00	Synchrony-CD (4.8% 8/25/26)		200,000.00	
Total INVESTMENTS		-	985,000.00	985,000.00
ACCOUNTS RECEIVABLE				
12-2000-00	Accrued Interest-Reserves		$ 12,437.06	
14-1400-00	Account Receivable- Homeowner	$ 1,195.50		
14-1410-00	Account Receivable- Other	3,559.55		
Total ACCOUNTS RECEIVABLE		4,755.05	12,437.06	17,192.11
CURRENT ASSETS				
15-1500-00	Prepaid Expenses	$ -		
15-1510-00	Prepaid Insurance	29,958.00		
10-1060-00	Due from Operating		$ 56,969.81	
Total CURRENT ASSETS		$ 29,958.00	$ 56,969.81	$ 86,927.81
Total Assets		$ 46,566.44	$ 1,302,607.61	**$ 1,349,174.05**
Liabilities & Fund Balances				
CURRENT LIABILITIES				
20-2000-00	Account Payable	$ 31,862.39	$ -	
20-2010-00	Prepaid Assessments	27,378.08		
20-2040-00	Income Tax Payable	3,678.75		
20-2060-00	Due to Reserve Fund	56,969.81		
Total CURRENT LIABILITIES		$ 119,889.03	$ -	$ 119,889.03
FUND BALANCES / (DEFICITS), beginning of year		*$ (49,234.28)*	*$ 1,197,515.75*	*$ 1,148,281.47*
Excess of Revenues over Expenses		*(11,651.25)*	*(103,545.20)*	*(115,196.45)*
30-3005-01	*Reserve Contribution*		*196,200.00*	*196,200.00*
Total FUND BALANCES / (DEFICIT), end of year		$ (60,885.53)	$ 1,290,170.55	$ 1,229,285.02
Total Liabilities & Fund Balances		$ 59,003.50	$ 1,290,170.55	**$ 1,349,174.05**