

**Community of Sun Rivers Owner Association**  
**Balance Sheet**  
As of 31 December 2022

	31 Dec 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Chequing/Savings</b>	
Legacy Fund Reserve	244,359.59
Operating Account	47,916.39
Performance Deposit Account	16,885.16
Reserve Fund	89,432.78
<b>Total Chequing/Savings</b>	398,593.92
<b>Accounts Receivable</b>	
Accounts Receivable	7,653.30
<b>Total Accounts Receivable</b>	7,653.30
<b>Other Current Assets</b>	
Undeposited Funds	48.30
<b>Total Other Current Assets</b>	48.30
<b>Total Current Assets</b>	406,295.52
<b>TOTAL ASSETS</b>	<b>406,295.52</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	2,602.49
<b>Total Accounts Payable</b>	2,602.49
<b>Other Current Liabilities</b>	
Accrued Liabilities	84.55
Community Garden Deposits	1,275.00
GST/HST Payable	432.74
Performance Deposits	16,897.61
<b>Total Other Current Liabilities</b>	18,689.90
<b>Total Current Liabilities</b>	21,292.39
<b>Total Liabilities</b>	21,292.39
<b>Equity</b>	
Legacy Fund Reserve Equity	244,359.59
Reserve Fund Equity	89,432.78
Net Income	51,210.76
<b>Total Equity</b>	385,003.13
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>406,295.52</b>

**Community of Sun Rivers Owner Association**  
**Profit & Loss Budget Performance**  
December 2022

	<u>Dec 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Community Garden Fees	0.00	0.00	0.00	2,040.00	0.00	2,040.00	0.00
CSROA Fees	22,241.00	21,390.00	851.00	263,352.11	256,680.00	6,672.11	256,680.00
Miscellaneous Income	-115.02	0.00	-115.02	246.61	0.00	246.61	0.00
<b>Total Income</b>	<u>22,125.98</u>	<u>21,390.00</u>	<u>735.98</u>	<u>265,638.72</u>	<u>256,680.00</u>	<u>8,958.72</u>	<u>256,680.00</u>
<b>Gross Profit</b>	22,125.98	21,390.00	735.98	265,638.72	256,680.00	8,958.72	256,680.00
<b>Expense</b>							
Administration Charges	580.53	50.00	530.53	1,864.63	600.00	1,264.63	600.00
Community Events Expense	0.00	1,333.33	-1,333.33	1,094.40	16,000.00	-14,905.60	16,000.00
Community Garden Maintenance	100.86	0.00	100.86	10,861.70	1,500.00	9,361.70	1,500.00
Insurance Expense	0.00	166.67	-166.67	1,667.00	2,000.00	-333.00	2,000.00
Irrigation Repairs	0.00	0.00	0.00	5,745.73	600.00	5,145.73	600.00
Landscaping and Groundskeeping	4,166.67	4,166.67	0.00	52,471.27	50,000.00	2,471.27	50,000.00
Landscaping Projects	0.00	0.00	0.00	0.00	8,830.00	-8,830.00	8,830.00
Legal & Consulting Fees	0.00	2,500.00	-2,500.00	2,701.75	30,000.00	-27,298.25	30,000.00
Meetings	0.00	333.33	-333.33	0.00	4,000.00	-4,000.00	4,000.00
Postage and Delivery	0.00	16.67	-16.67	0.00	200.00	-200.00	200.00
Property Management Fees	6,887.50	2,800.00	4,087.50	40,016.00	33,600.00	6,416.00	33,600.00
R&M - Common Property	0.00	1,208.33	-1,208.33	8,852.88	14,500.00	-5,647.12	14,500.00
R&M - Dog Waste Stations	1,226.43	875.00	351.43	10,166.94	10,500.00	-333.06	10,500.00
R&M - Flower Baskets	0.00	0.00	0.00	35,615.71	40,000.00	-4,384.29	40,000.00
R&M - Parking & Traffic	238.30	208.33	29.97	1,789.50	2,500.00	-710.50	2,500.00
R&M - Seasonal Lighting	0.00	0.00	0.00	13,860.44	12,000.00	1,860.44	12,000.00
R&M - Trails Benches Garbage	0.00	100.00	-100.00	0.00	1,200.00	-1,200.00	1,200.00
R&M - Water Feature	0.00	50.00	-50.00	677.69	600.00	77.69	600.00
R&M - Website	0.00	83.33	-83.33	532.52	1,000.00	-467.48	1,000.00
Reserve Fund Expense	1,000.00	1,000.00	0.00	12,000.00	12,000.00	0.00	12,000.00
Snow Removal	3,860.00	2,000.00	1,860.00	10,965.00	10,000.00	965.00	10,000.00
Utilities - Elec./Irrigation	159.81	420.83	-261.02	3,544.80	5,050.00	-1,505.20	5,050.00
<b>Total Expense</b>	<u>18,220.10</u>	<u>17,312.49</u>	<u>907.61</u>	<u>214,427.96</u>	<u>256,680.00</u>	<u>-42,252.04</u>	<u>256,680.00</u>
<b>Net Ordinary Income</b>	<u>3,905.88</u>	<u>4,077.51</u>	<u>-171.63</u>	<u>51,210.76</u>	<u>0.00</u>	<u>51,210.76</u>	<u>0.00</u>
<b>Net Income</b>	<u><b>3,905.88</b></u>	<u><b>4,077.51</b></u>	<u><b>-171.63</b></u>	<u><b>51,210.76</b></u>	<u><b>0.00</b></u>	<u><b>51,210.76</b></u>	<u><b>0.00</b></u>