

Fairway View Condominium Association  
Balance Sheet as of

	April 29, 2021	April 30, 2020	Chg
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Bank Accounts</b>			
1010 Riverview Bank Operating	\$ 65,217	\$ 53,466	\$ 11,752
1015 Riverview Construction Checking	\$ 54,418	\$ 38,190	\$ 16,228
1030 Riverview Reserve Checking	\$ 171,504	\$ 351,331	\$ (179,828)
1080 Petty Cash	\$ 57	\$ 300	\$ (243)
<b>Total Bank Accounts</b>	<b>\$ 291,196</b>	<b>\$ 443,721</b>	<b>\$ (152,525)</b>
<b>Other Current Assets</b>			
Owner Past Due Receivable	\$ (9,355)	\$ 3,657	\$ (13,012)
1110 Regular Assessment Receivable*	\$ -	\$ 325,850	\$ (325,850)
1120 2018 Special Assmt Receivable	\$ 1,460	\$ 99,877	\$ (98,417)
1130 2016 Special Assessment Receivable	\$ 791,477	\$ 1,139,949	\$ (348,472)
1140 Accrued Interest on 2016 SA	\$ 1,730	\$ 2,444	\$ (714)
1150 Deferred Imputed Interest	\$ -	\$ (19,307)	\$ 19,307
1115 Insurance Claim Receivable	\$ 3,122	\$ -	\$ 3,122
1210 Prepaid Insurance	\$ 20,189	\$ 18,377	\$ 1,812
1235 Owner Receivable for Unit Work	\$ (84)	\$ -	\$ (84)
1499 Allowance for Doubtful Assessments	\$ (1,500)	\$ (500)	\$ (1,000)
<b>Total Other Current Assets</b>	<b>\$ 807,040</b>	<b>\$ 1,570,348</b>	<b>\$ (763,308)</b>
<b>Total Current Assets</b>	<b>\$ 1,098,236</b>	<b>\$ 2,014,069</b>	<b>\$ (915,832)</b>
<b>Other Assets</b>			
1050 Riverview Investment	\$ 942,042	\$ 555,912	\$ 386,131
1430 Loan Fees	\$ 15,200	\$ 15,200	\$ -
1435 Accumulated Amortization Loan	\$ (6,335)	\$ (5,068)	\$ (1,267)
<b>Total Other Assets</b>	<b>\$ 950,908</b>	<b>\$ 566,044</b>	<b>\$ 384,864</b>
<b>TOTAL ASSETS</b>	<b>\$ 2,049,144</b>	<b>\$ 2,580,113</b>	<b>\$ (530,969)</b>

Fairway View Condominium Association  
Balance Sheet as of

	April 29, 2021	April 30, 2020	Chg
<b>LIABILITIES AND EQUITY</b>			
Current Liabilities			
2010 Accounts Payable - Operating	\$ 8,457	\$ 4,043	\$ 4,414
<b>Total Current Liabilities</b>	<b>\$ 8,457</b>	<b>\$ 4,043</b>	<b>\$ 4,414</b>
Other Current Liabilities			
2030 Due to FVHOA	\$ (200)	\$ (200)	-
2040 Insurance Contract	\$ 11,180	\$ 12,335	\$ (1,154)
2045 Insurance Claim Payable	\$ 4,660	-	\$ 4,660
2050 Accrued Expenses	\$ 10,785	\$ 10,937	\$ (153)
2210 Deferred Assessments*	\$ -	\$ 199,309	\$ (199,309)
2220 Prepaid Operating Assessments	\$ 3,468	\$ 18,894	\$ (15,426)
2230 Deferred Reserve Assessment Rev	\$ 1,248,017	\$ 1,282,820	\$ (34,803)
2250 Refundable SA for Sold	\$ 2,152	\$ 2,214	\$ (62)
2480 Accrued Income Tax	\$ (103)	\$ 1,216	\$ (1,319)
<b>Total Other Current Liabilities</b>	<b>\$ 1,279,959</b>	<b>\$ 1,527,524</b>	<b>\$ (247,565)</b>
<b>Total Current Liabilities</b>	<b>\$ 1,288,416</b>	<b>\$ 1,531,567</b>	<b>\$ (243,151)</b>
Long Term Liabilities			
2025 Loan from Bank	\$ 679,223	\$ 1,016,804	\$ (337,582)
<b>Total Long Term Liabilities</b>	<b>\$ 679,223</b>	<b>\$ 1,016,804</b>	<b>\$ (337,582)</b>
<b>Total Liabilities</b>	<b>\$ 1,967,639</b>	<b>\$ 2,548,372</b>	<b>\$ (580,733)</b>
Equity			
3061 Prior Year Operating Fund Balance	\$ 36,311	\$ 17,921	\$ 18,390
3062 Prior Year Reserve Fund Balance	\$ 9,301	\$ 2,264	\$ 7,037
Net Income	\$ 35,893	\$ 11,556	\$ 24,337
<b>Total Equity</b>	<b>\$ 81,505</b>	<b>\$ 31,741</b>	<b>\$ 49,764</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 2,049,144</b>	<b>\$ 2,580,113</b>	<b>\$ (530,969)</b>

\*ASC606 related

Fund Reporting													
	Apr-21				Mar-21				Change MOM				
	Operating	Reserve	Construction	Total	Operating	Reserve	Construction	Total	Operating	Reserve	Construction	Total	
<b>Assets</b>													
Cash	65,275	171,504	54,418	291,196	169,655	166,034	22,863	358,553	(104,381)	5,469	31,555	(67,357)	
Riverview CD Trust	-	942,042	-	942,042	-	942,042	-	942,042	-	-	-	-	
Owner Receivable	(7,817)	-	-	(7,817)	(7,934)	-	-	(7,934)	118	-	-	118	
2018 SA	-	1,460	-	1,460	-	1,787	-	1,787	-	(326)	-	(326)	
2016 SA	-	-	793,207	793,207	-	-	836,106	836,106	-	-	(42,899)	(42,899)	
Prepaid Expenses	18,074	-	-	18,074	20,492	-	-	20,492	(2,418)	-	-	(2,418)	
Due to/from	-	164,229	(164,229)	-	-	164,229	(164,229)	-	-	-	-	-	
<b>Total Assets</b>	<b>75,533</b>	<b>1,279,235</b>	<b>683,396</b>	<b>2,038,164</b>	<b>182,213</b>	<b>1,274,093</b>	<b>694,740</b>	<b>2,151,046</b>	<b>(106,681)</b>	<b>5,143</b>	<b>(11,345)</b>	<b>(112,882)</b>	
<b>Liabilities and Fund Balances</b>													
Accounts Payable	8,457	(103)	-	8,354	(1,371)	82	-	(1,289)	9,828	(185)	-	9,643	
Prepaid Assessments	3,468	-	-	3,468	3,468	-	-	3,468	-	-	-	-	
Accrued Expenses	15,445	-	-	15,445	28,606	-	-	28,606	(13,161)	-	-	(13,161)	
Deferred Assessments	-	1,248,017	-	1,248,017	-	1,248,017	-	1,248,017	-	-	-	-	
Refundable SA	2,152	-	-	2,152	2,152	-	-	2,152	-	-	-	-	
Bank Loan	-	-	679,223	679,223	-	-	785,422	785,422	-	-	(106,199)	(106,199)	
<b>Total Liabilities</b>	<b>29,521</b>	<b>1,247,914</b>	<b>679,223</b>	<b>1,956,658</b>	<b>32,854</b>	<b>1,248,099</b>	<b>785,422</b>	<b>2,066,375</b>	<b>(3,333)</b>	<b>(185)</b>	<b>(106,199)</b>	<b>(109,717)</b>	
<b>Fund Balances</b>	<b>46,011</b>	<b>31,321</b>	<b>4,173</b>	<b>81,505</b>	<b>149,359</b>	<b>25,994</b>	<b>(90,682)</b>	<b>84,671</b>	<b>(103,348)</b>	<b>5,328</b>	<b>94,855</b>	<b>(3,165)</b>	
<b>Total Liabilities and Fund Balances</b>	<b>75,533</b>	<b>1,279,235</b>	<b>683,396</b>	<b>2,038,164</b>	<b>182,213</b>	<b>1,274,093</b>	<b>694,740</b>	<b>2,151,046</b>	<b>(106,681)</b>	<b>5,143</b>	<b>(11,345)</b>	<b>(112,882)</b>	
Difference	-	-	-	-	-	-	-	-	-	0	-	-	
<b>Fund Balances</b>													
Revenues	96,272	69,808	11,264	177,344	72,203	52,138	8,544	132,885	24,069	17,671	2,719	44,459	
Expenses	(88,915)	(41,850)	(10,686)	(141,451)	(67,105)	(18,741)	(7,981)	(93,827)	(21,811)	(23,109)	(2,705)	(47,624)	
Transfer of Fund	2,343	(5,938)	3,595	-	107,949	(16,704)	(91,245)	-	(105,606)	10,766	94,840	-	
Beginning Fund Balance	36,311	9,301	-	45,613	36,311	9,301	-	45,613	-	-	-	-	
<b>Ending Fund Balance</b>	<b>46,011</b>	<b>31,321</b>	<b>4,173</b>	<b>81,505</b>	<b>149,359</b>	<b>25,994</b>	<b>(90,682)</b>	<b>84,671</b>	<b>(103,348)</b>	<b>5,328</b>	<b>94,855</b>	<b>(3,165)</b>	

Fairway View Condominium Association  
Revenue and Expense  
April 2021

	CM	Budget	Better/(Worse)	Actual YTD	Budget YTD	Better/(Worse)
<b>Income</b>						
4060 Late Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4110 Interest Revenue - Operating	\$ 4	\$ 2	\$ 2	\$ 13	\$ 8	\$ 5
4190 Contract Performance	\$ 24,065	\$ 24,065	\$ 0	\$ 96,259	\$ 96,258	\$ 0
<b>Total Income</b>	<b>\$ 24,069</b>	<b>\$ 24,067</b>	<b>\$ 2</b>	<b>\$ 96,272</b>	<b>\$ 96,267</b>	<b>\$ 5</b>
<b>Expenses</b>						
5005 Management	\$ 2,500	\$ 2,833	\$ 333	\$ 10,000	\$ 11,333	\$ 1,333
5012 Electric	\$ 483	\$ 667	\$ 183	\$ 2,148	\$ 2,667	\$ 519
5020 Water/Sewer	\$ 4,455	\$ 4,333	\$ (121)	\$ 18,521	\$ 17,333	\$ (1,187)
5035 Insurance	\$ 5,047	\$ 4,667	\$ (380)	\$ 20,188	\$ 18,667	\$ (1,521)
5065 Trash/Hauling	\$ 2,061	\$ 1,900	\$ (161)	\$ 8,191	\$ 7,600	\$ (591)
5079 Landscape Contract	\$ 4,243	\$ 4,167	\$ (76)	\$ 16,971	\$ 16,667	\$ (304)
5111 Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5126 Common Area Maint/Repair	\$ 150	\$ 250	\$ 100	\$ 150	\$ 1,000	\$ 850
5288 Pest Control	\$ -	\$ 250	\$ 250	\$ 867	\$ 1,000	\$ 133
5730 Building Maintenance	\$ 1,021	\$ 1,917	\$ 896	\$ 2,273	\$ 7,667	\$ 5,394
5760 Legal	\$ -	\$ 667	\$ 667	\$ 5,268	\$ 2,667	\$ (2,601)
5765 Accounting/Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5775 Association Operating Expense	\$ 160	\$ 333	\$ 174	\$ 2,010	\$ 1,333	\$ (677)
5785 Landscape Maintenance	\$ -	\$ 750	\$ 750	\$ 637	\$ 3,000	\$ 2,363
5971 Landscape Spraying/Pruning	\$ 1,691	\$ 417	\$ (1,274)	\$ 1,691	\$ 1,667	\$ (24)
5997 Pressure Washing	\$ -	\$ 417	\$ 417	\$ -	\$ 1,667	\$ 1,667
<b>Total Expenses</b>	<b>\$ 21,811</b>	<b>\$ 23,567</b>	<b>\$ 1,756</b>	<b>\$ 88,915</b>	<b>\$ 94,267</b>	<b>\$ 5,351</b>
<b>NET OPERATING INCOME</b>	<b>\$ 2,258</b>	<b>\$ 500</b>	<b>\$ 1,758</b>	<b>\$ 7,356</b>	<b>\$ 2,000</b>	<b>\$ 5,356</b>
<b>Other Income</b>						
4901 Interest Revenue - Reserve	\$ 4	\$ 832	\$ (828)	\$ 142	\$ 3,328	\$ (3,186)
4906 New Buyer Fee - Reserve	\$ 1,000	\$ 500	\$ 500	\$ 3,000	\$ 2,000	\$ 1,000
4911 Special Assessment Interest Rev	\$ 2,719	\$ -	\$ 2,719	\$ 11,264	\$ -	\$ 11,264
4920 Reserve Contract Performance	\$ 16,666	\$ 16,667	\$ (0)	\$ 66,666	\$ 66,667	\$ (1)
<b>Total Other Income</b>	<b>\$ 20,390</b>	<b>\$ 17,999</b>	<b>\$ 2,391</b>	<b>\$ 81,072</b>	<b>\$ 71,995</b>	<b>\$ 9,077</b>
<b>Other Expenses</b>						
8000 Property Maintenance Reserve	\$ 21,144	\$ 16,667	\$ (4,477)	\$ 39,840	\$ 66,667	\$ 26,827
8033 Landscape-Reserve	\$ -	\$ 1,792	\$ 1,792	\$ -	\$ 7,167	\$ 7,167
8043 Roofs/Gutters Reserve Exp	\$ 1,950	\$ -	\$ (1,950)	\$ 1,950	\$ -	\$ (1,950)
9199 Interest Expense Construction	\$ 2,705	\$ -	\$ (2,705)	\$ 10,686	\$ -	\$ (10,686)
9200 Income Tax Expense	\$ 15	\$ -	\$ (15)	\$ 60	\$ -	\$ (60)
<b>Total Other Expenses</b>	<b>\$ 25,814</b>	<b>\$ 18,458</b>	<b>\$ (7,355)</b>	<b>\$ 52,536</b>	<b>\$ 73,833</b>	<b>\$ 21,297</b>
<b>NET OTHER INCOME</b>	<b>\$ (5,424)</b>	<b>\$ (460)</b>	<b>\$ (4,964)</b>	<b>\$ 28,536</b>	<b>\$ (1,839)</b>	<b>\$ 30,375</b>
<b>NET INCOME</b>	<b>\$ (3,165)</b>	<b>\$ 40</b>	<b>\$ (3,206)</b>	<b>\$ 35,893</b>	<b>\$ 161</b>	<b>\$ 35,731</b>

Fairway View Condominium Association  
Income Statement - Month over Month  
April 2021

	Jan-21	Feb-21	Mar-21	Apr-21	YTD
<b>Income</b>					
4060 Late Fee	-	-	-	-	-
4110 Interest Revenue - Operating	2	3	4	4	13
4190 Contract Performance	24,065	24,065	24,065	24,065	96,259
<b>Total Income</b>	<b>24,067</b>	<b>24,067</b>	<b>24,069</b>	<b>24,069</b>	<b>96,272</b>
<b>Expenses</b>					
5005 Management Accounting	2,500	2,500	2,500	2,500	10,000
5012 Electric	531	580	554	483	2,148
5020 Water/Sewer	4,972	4,491	4,603	4,455	18,521
5035 Insurance	5,047	5,047	5,047	5,047	20,188
5065 Trash/Hauling	2,007	2,061	2,061	2,061	8,191
5079 Landscape Contract	4,243	4,243	4,243	4,243	16,971
5126 Common Area Maint/Repair	-	-	-	150	150
5288 Pest Control	-	434	434	-	867
5730 Building Maintenance	298	768	186	1,021	2,273
5760 Legal	22	2,455	2,791	-	5,268
5775 Association Operating Expense	210	1,398	242	160	2,010
5785 Landscape Maintenance	637	-	-	-	637
5971 Landscape Spraying/Pruning	-	-	-	1,691	1,691
<b>Total Expenses</b>	<b>20,467</b>	<b>23,976</b>	<b>22,661</b>	<b>21,811</b>	<b>88,915</b>
<b>NET OPERATING INCOME</b>	<b>3,600</b>	<b>91</b>	<b>1,408</b>	<b>2,258</b>	<b>7,356</b>
<b>Other Income</b>					
4901 Interest Revenue - Reserve	35	73	30	4	142
4906 New Buyers Fee- Reserve Assess	1,000	1,000	-	1,000	3,000
4911 Special Assessment Interest Rev	3,044	2,628	2,872	2,719	11,264
4920 Reserve Contract Performance	16,666	16,666	16,666	16,666	66,666
<b>Total Other Income</b>	<b>20,746</b>	<b>20,368</b>	<b>19,568</b>	<b>20,390</b>	<b>81,072</b>
<b>Other Expenses</b>					
8000 Property Maintenance Reserve	-	18,696	-	21,144	39,840
8033 Landscape-Reserve	-	-	-	-	-
8043 Roofs/Gutters Reserve Exp	-	-	-	1,950	1,950
9199 Interest Expense Construction	2,769	2,749	2,464	2,705	10,686
9200 Income Tax Expense	15	15	15	15	60
<b>Total Other Expenses</b>	<b>2,784</b>	<b>21,460</b>	<b>2,479</b>	<b>25,814</b>	<b>52,536</b>
<b>NET OTHER INCOME</b>	<b>17,962</b>	<b>(1,092)</b>	<b>17,089</b>	<b>(5,424)</b>	<b>28,536</b>
<b>NET INCOME</b>	<b>21,562</b>	<b>(1,001)</b>	<b>18,497</b>	<b>(3,165)</b>	<b>35,893</b>