

**The Falls at Coral Point  
2023 YTD Financial Summary**

<b>Cash Position and Rollforward</b>			
	Operating	Reserve	Total
<b>Cash, January 1</b>	<b>71,434</b>	<b>\$ 45,096</b>	<b>\$ 116,530</b>
Income:			
Dues	46,224		46,224
Special Assessment	381		381
Supp. Assessment	6,019		6,019
Fees and other	1,484		1,484
	<u>54,107</u>	<u>-</u>	<u>54,107</u>
Expenses:			
Operating	(36,923)		(36,923)
North Island Project	-		-
Entry Gate	-		-
	<u>(36,923)</u>	<u>-</u>	<u>(36,923)</u>
Transfers	(2,518)	2,518	-
<b>Cash, Feb 28</b>	<b>86,100</b>	<b>\$ 47,614</b>	<b>\$ 133,714</b>
<b>Adj. Cash per Bank, Feb 28</b>	<b>86,739</b>	<b>\$ 47,614</b>	<b>\$ 134,353</b>
<b>Difference</b>	<b>(639)</b>	<b>\$ 0</b>	<b>\$ (639)</b>

<b>Budget Summary - YTD</b>				
	Actual	Budget	Variance	%
Dues	\$ 46,224	\$ 43,538	\$ 2,686	5.8%
Special Assessment	381	18,667	(18,285)	-4796.9%
Supp Assessment	6,019	6,033	(14)	-0.2%
Other	1,484	-	1,484	100.0%
Total Income	<u>54,107</u>	<u>68,237</u>	<u>(14,130)</u>	<u>-26.1%</u>
Landscaping	(18,131)	(20,316)	2,185	-12.0%
Common Area	(237)	(690)	453	-191.6%
Buildings & Structures	(340)	(250)	(90)	26.5%
Water Amenities	(4,570)	(8,217)	3,646	-79.8%
Services	(2,257)	(2,821)	565	-25.0%
Utilities	(8,643)	(8,033)	(610)	7.1%
Admin	(2,745)	(3,899)	1,154	-42.0%
Reserve Exp	<u>(2,518)</u>	<u>(18,667)</u>	<u>16,148</u>	<u>-641.2%</u>
Total expenses	<u>(39,441)</u>	<u>(62,893)</u>	<u>23,452</u>	<u>-59.5%</u>
Net income(loss)	<u>\$ 14,666</u>	<u>\$ 5,344</u>	<u>\$ 9,322</u>	<u>63.6%</u>