# Drum Point Village West Condominium Association, Inc.
## Balance Sheet
## September 30, 2025

(unaudited)

| | Operating Fund | Replacement Fund | Total |
|---|---|---|---|
| **Assets** | | | |
| Cash and Equivalents | $ 46,146 | $ 423,025 | $ 469,171 |
| Assessments Receivable (less allowance for doubtful accounts of $26343) | 600 | - | 600 |
| Due from Replacement Fund | 308 | - | 308 |
| Prepaid Services | - | 950 | 950 |
| Prepaid Income Taxes | 2,506 | - | 2,506 |
| Prepaid Insurance | 6,636 | - | 6,636 |
| **Total Assets** | **$ 56,196** | **$ 423,975** | **$ 480,171** |
| **Liabilities and Fund Balances** | | | |
| Accounts Payable | $ - | $ - | $ - |
| Accrued Accounting Fees Payable | 950 | - | 950 |
| Due to Operating Fund | - | 308 | 308 |
| Prepaid Assessments | 11,820 | - | 11,820 |
| Total Liabilities | 12,770 | 308 | 13,078 |
| Fund Balance | 43,426 | 423,667 | 467,093 |
| **Total Liabilites and Fund Balance** | **$ 56,196** | **$ 423,975** | **$ 480,171** |

**Drum Point Village West Condominium Association, Inc.**
**Statement of Revenues, Expenses**
**and Changes in Fund Balance**
**For the Fiscal Year To Date as of**
**September 30, 2025**

**(unaudited)**

| | Operating Fund | Replacement Fund | Total |
|---|---|---|---|
| **Revenues** | | | |
| Member Assessments | $ 86,410 | $ 41,840 | $ 128,250 |
| Interest Income | - | 7,337 | 7,337 |
| Misc Income | 1,085 | - | 1,085 |
| **Total Revenues** | **87,495** | **49,177** | **136,672** |
| **Expenses** | | | |
| Bad Debt Expense | 4,394 | - | 4,394 |
| Snow Removal | - | - | - |
| Critter & Pest Control | 9,442 | - | 9,442 |
| Bookkeeping | 2,700 | - | 2,700 |
| Accounting Fees | 950 | - | 950 |
| Bank Fees | - | - | - |
| Office Supplies | 114 | - | 114 |
| Postage | 297 | - | 297 |
| Telephone | 160 | - | 160 |
| Web Presence | - | - | - |
| Miscellaneous Expenses | - | - | - |
| Repairs and Maintenance | 3,248 | - | 3,248 |
| Engineering and Consulting Fees | - | - | - |
| Taxes and Government Fees | - | - | - |
| Legal Fees & ADR | 387 | - | 387 |
| Insurance | 34,097 | - | 34,097 |
| Irrigation Maintenance | 6,276 | - | 6,276 |
| Lawn, Landscape and Trees | 27,693 | - | 27,693 |
| Utilites - Electric | 559 | - | 559 |
| Improvements - Power Washing | - | 18,525 | 18,525 |
| Improvements - Pavement | - | 2,666 | 2,666 |
| **Total Expenses** | **90,317** | **21,191** | **111,508** |
| **Excess (Deficit) of Revenues over Expenses** | **(2,822)** | **27,986** | **25,164** |
| Fund balance as of April 1, 2025 | 43,159 | 395,681 | 438,840 |
| New member contributions to working capital | 1,000 | - | 1,000 |
| Bad debt recovered from prior periods | 2,089 | - | 2,089 |
| **Fund Balance as of September 30, 2025** | **$ 43,426** | **$ 423,667** | **$ 467,093** |

**Drum Point Village West Condominium Association, Inc.**
**Statement of Cash Flows**
**For the Fiscal Year To Date as of**
**September 30, 2025**

**(unaudited)**

| | Operating Fund | Replacement Fund | Total |
|---|---|---|---|
| **Cash Flows from Operating Activities** | | | |
| Excess (Deficit) of Revenues over Expenses | (2,822) | 27,986 | 25,164 |
| Adjustments to reconcile excess (deficit) of revenues over expenses to net cash provided (used) by operating activities: | | | |
| Decrease in Assessments Receivable | 460 | - | 460 |
| Decrease (Increase) in Prepaid Services | 8,637 | (950) | 7,687 |
| (Increase) in Prepaid Income Taxes | (1,800) | - | (1,800) |
| Decrease in Prepaid Insurance | 14,878 | - | 14,878 |
| (Decrease) in Accounts Payable | (1,001) | - | (1,001) |
| (Decrease) in Accrued Accounting Fees Payable | (950) | - | (950) |
| (Decrease) in Prepaid Assessments | (3,770) | - | (3,770) |
| Net cash provided (used) by operating activities | 13,632 | 27,036 | 40,668 |
| **Cash Flows from Investing Activities** | - | - | - |
| **Cash Flows from Financing Activities** | | | |
| New member contributions to working capital | 1,000 | - | 1,000 |
| Bad Debt recovered from prior periods | 2,089 | - | 2,089 |
| Changes in interfund balances | (3,214) | 3,214 | - |
| Net cash provided (used) by financing activities | (125) | 3,214 | 3,089 |
| Net increase (decrease) in cash | 13,507 | 30,250 | 43,757 |
| Cash as of April 1, 2025 | 32,639 | 392,775 | 425,414 |
| **Cash as of September 30, 2025** | 46,146 | 423,025 | 469,171 |

**Supplimental Cash Flow Information:**

| | Operating Fund | Replacement Fund | Total |
|---|---|---|---|
| Cash Paid During the Period for: | | | |
| Interest | $ - | $ - | $ - |
| Income Taxes | $ 1,800 | $ - | $ 1,800 |
| Snow Removal | $ - | $ - | $ - |