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MEADOWS OF RIVERPARK CONDOMINIUM ASSOCIATION INC

FINANCIAL REPORT
February 2025

PREPARED BY:

SENTRY MANAGEMENT, INC. (EXPORTED)

********** NOTES TO THE FINANCIAL **********

COA#	DESCRIPTION	COMMENTS	DATE
1010	ENTERPRISE BK/TR - CKG/ICS - PRIMARY	LAST RECONCILED ON 02/28/2025	03/07/2025
1011	ENTERPRISE BK/TR - CKG/ICS - RESERVE	LAST RECONCILED ON 02/28/2025	03/07/2025
1015	SMARTSTREET-BOC - CKG/ICS - OPERATING	LAST RECONCILED ON 01/31/2025	02/09/2025
1016	SMARTSTREET-BOC - CKG/ICS - RESERVE	LAST RECONCILED ON 01/31/2025	02/09/2025
1065	SMARTSTREET-BOC - MM/ICS - RESERVE	LAST RECONCILED ON 02/28/2025	03/06/2025
1066	SMARTSTREET-BOC - MM - RESERVE	LAST RECONCILED ON 02/28/2025	03/07/2025

B A L A N C E S H E E T

February 2025

		OPERATING	RESERVE	TOTAL
	CURRENT ASSETS			
1010	ENTERPRISE BK/TR - CKG/ICS - PRIMARY	8,742.16		8,742.16
1015	SMARTSTREET-BOC - CKG/ICS - OPERATING	54,489.17		54,489.17
1065	SMARTSTREET-BOC - MM/ICS - RESERVE		124,452.99	124,452.99
1066	SMARTSTREET-BOC - MM - RESERVE		43,733.41	43,733.41
1100	ENTERPRISE BK - CDARS - 3/6/2025, 4.6%		353,151.36	353,151.36
1101	ENTERPRISE BK - CDARS - 3/6/2025, 4.6%		300,568.97	300,568.97
		63,231.33	821,906.73	885,138.06
	ACCOUNTS RECEIVABLE			
1210	ASSESSMENTS	999.30		999.30
		999.30	0.00	999.30
	PREPAID ASSETS			
1310	ARDEN INSURANCE 1/12/25-26 $31,539.00*	6,702.04		6,702.04
1311	ROBERTSON D&O INS 1/12/25-26 $2,557.00	2,130.80		2,130.80
1362	GUETZKE ALARM MNTR 03/25-02/26 $661.50	661.50		661.50
		9,494.34	0.00	9,494.34
	TOTAL ASSETS	73,724.97	821,906.73	895,631.70

B A L A N C E S H E E T

February 2025

		OPERATING	RESERVE	TOTAL
	CURRENT LIABILITIES			
2010	ACCOUNTS PAYABLE	3,483.00		3,483.00
2020	ACCRUED ESTIMATED EXPENSES	11,708.34		11,708.34
2130	PREPAID ASSESSMENTS	19,658.80		19,658.80
		34,850.14	0.00	34,850.14
	RESTRICTED EQUITY - RESERVES			
2210	RESERVES - ROOFS		37,169.17	37,169.17
2215	RESERVES - INTEREST		6,563.40	6,563.40
2270	RESERVES - REPLACEMENT		778,174.16	778,174.16
	SPENT FROM RESERVES			
		0.00	821,906.73	821,906.73
	OPERATING EQUITY			
2650	PRIOR YEAR SURPLUS (DEFICIT)	43,914.04		43,914.04
2670	CURRENT YEAR SURPLUS (DEFICIT)	(5,039.21)		(5,039.21)
		38,874.83	0.00	38,874.83
	TOTAL LIABILITIES & EQUITY	73,724.97	821,906.73	895,631.70

REVENUE & EXPENSE BUDGET COMPARISON REPORT

FEBRUARY 2025

		CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	2 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME								
OPERATING INCOME								
4020	ASSESSMENTS - MONTHLY	26,840.00	26,840.00	0.00	53,680.00	53,680.00	0.00	322,080
4060	LATE CHARGES	6.10	0.00	6.10	15.25	0.00	15.25	0
4340	INTEREST - RESERVES	3,281.97	0.00	3,281.97	6,563.40	0.00	6,563.40	0
4350	INTEREST ALLOC TO RESERVES	-3,281.97	0.00	-3,281.97	-6,563.40	0.00	-6,563.40	0
4970		26,846.10	26,840.00	6.10	53,695.25	53,680.00	15.25	322,080
4980	TOTAL INCOME	26,846.10	26,840.00	6.10	53,695.25	53,680.00	15.25	322,080
EXPENSES								
BUILDING MAINTENANCE								
5010	BUILDING MAINTENANCE	1,195.00	791.67	403.33	1,195.00	1,583.30	-388.30	9,500
5020	ROOF REPAIRS	0.00	125.00	-125.00	0.00	250.00	-250.00	1,500
5052	WATER SOFTENER	176.16	116.67	59.49	176.16	233.30	- 57.14	1,400
5100	PAINTING	0.00	1,582.00	-1,582.00	0.00	3,164.00	-3,164.00	18,984
5280	TRASH REMOVAL	2,288.00	2,288.00	0.00	4,576.00	4,576.00	0.00	27,456
5799		3,659.16	4,903.34	-1,244.18	5,947.16	9,806.60	-3,859.44	58,840

REVENUE & EXPENSE BUDGET COMPARISON REPORT

FEBRUARY 2025

		CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	2 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
SAFETY SERVICES								
5804	ALARMS & MONITORING	0.00	333.33	-333.33	0.00	666.70	-666.70	4,000
5806	FIRE EXTINGUISHERS & MAINT	0.00	33.33	- 33.33	0.00	66.70	- 66.70	400
5808	SPRINKLER SYSTEM	0.00	83.33	- 83.33	0.00	166.70	-166.70	1,000
5999		0.00	449.99	-449.99	0.00	900.10	-900.10	5,400
GROUNDS MAINTENANCE								
6040	CONTRACTED LAWN SERVICE	0.00	1,485.25	-1,485.25	0.00	2,970.50	-2,970.50	17,823
6043	LANDSCAPE IMPROVEMENTS	2,310.00	608.33	1,701.67	2,310.00	1,216.70	1,093.30	7,300
6198	CONCRETE REPAIR & MAINT	0.00	416.67	-416.67	0.00	833.30	-833.30	5,000
6353	SNOW SERVICES	5,437.50	1,854.17	3,583.33	10,875.00	3,708.30	7,166.70	22,250
6599		7,747.50	4,364.42	3,383.08	13,185.00	8,728.80	4,456.20	52,373
UTILITIES								
7910	ELECTRIC	535.11	541.67	- 6.56	1,056.96	1,083.30	- 26.34	6,500
7920	WATER/SEWER	3,750.00	3,750.00	0.00	8,492.35	7,500.00	992.35	45,000
7999		4,285.11	4,291.67	- 6.56	9,549.31	8,583.30	966.01	51,500
ADMINISTRATIVE								
8020	MANAGEMENT FEE	1,575.00	1,575.00	0.00	3,150.00	3,150.00	0.00	18,900

REVENUE & EXPENSE BUDGET COMPARISON REPORT

FEBRUARY 2025

		CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	2 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8040	POSTAGE	84.65	0.00	84.65	166.83	0.00	166.83	0
8047	CORPORATE TRANSPARENCY ACT FILING	0.00	33.33	- 33.33	0.00	66.70	- 66.70	400
8060	COPIES/PRINTING/SUPPLIES	215.04	208.33	6.71	446.48	416.70	29.78	2,500
8069	TECHNOLOGY FEE	25.00	0.00	25.00	50.00	0.00	50.00	0
8080	CPA SERVICES	0.00	20.83	- 20.83	0.00	41.70	- 41.70	250
8100	LEGAL EXPENSE	0.00	133.33	-133.33	0.00	266.70	-266.70	1,600
8390	FED/STATE REQUIRED CORP REPORT FILINGS	0.00	2.08	- 2.08	0.00	4.20	- 4.20	25
8479		1,899.69	1,972.90	- 73.21	3,813.31	3,946.00	-132.69	23,675
	INSURANCE							
8481	PROPERTY INSURANCE	2,674.41	2,712.92	- 38.51	9,950.18	5,425.80	4,524.38	32,555
8499		2,674.41	2,712.92	- 38.51	9,950.18	5,425.80	4,524.38	32,555
	RESTRICTED TRANSFERS TO RESERVES							
9110	ROOFS	2,620.00	2,620.00	0.00	5,240.00	5,240.00	0.00	31,440
9170	REPLACEMENT RESERVE	5,524.75	5,524.75	0.00	11,049.50	11,049.50	0.00	66,297
9299		8,144.75	8,144.75	0.00	16,289.50	16,289.50	0.00	97,737
9980	TOTAL EXPENSES	28,410.62	26,839.99	1,570.63	58,734.46	53,680.10	5,054.36	322,080

REVENUE & EXPENSE BUDGET COMPARISON REPORT

FEBRUARY 2025

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	2 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
9990 GAIN (LOSS)	(1,564.52)	0.01	1,564.53	(5,039.21)	(0.10)	5,039.11	0