Annual Financials
Ravina Estates Owner Assoc.

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Ravina Estates

Balance Sheet Comparison: November 30, 2025 vs December 31, 2025

	Last Month	Current Month	Difference
Current Assets			
CIT Operating	$42,230.76	$42,452.17	$221.41
Other Receivables	$440.00	-	($440.00)
Total Current Assets	**$42,670.76**	**$42,452.17**	**($218.59)**
Reserves			
Town Bank Reserve Account	$108,859.46	$109,155.26	$295.80
Total Reserves	**$108,859.46**	**$109,155.26**	**$295.80**
Total Assets	**$151,530.22**	**$151,607.43**	**$77.21**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$6,225.27	$42.36	($6,182.91)
Prepaid Dues	$3,010.00	$3,010.00	-
Total Liability	**$9,235.27**	**$3,052.36**	**($6,182.91)**
Equity			
Net Profit/Loss	$23,033.90	$29,294.02	$6,260.12
Retained Earnings	$119,261.05	$119,261.05	-
Total Equity	**$142,294.95**	**$148,555.07**	**$6,260.12**
Total Liabilities / Equity	**$151,530.22**	**$151,607.43**	**$77.21**

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Ravina Estates

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	12,000.00	12,000.00	-	144,000.00	144,000.00	-	144,000.00
Total Assessment Income	**12,000.00**	**12,000.00**	**-**	**144,000.00**	**144,000.00**	**-**	**144,000.00**
Other Income							
5101 - Interest Income	1.82	-	1.82	21.63	-	21.63	-
5118 - NSF Check Fee	-	-	-	30.00	-	30.00	-
5124 - Late Fees	-	-	-	60.00	-	60.00	-
Total Other Income	**1.82**	**-**	**1.82**	**111.63**	**-**	**111.63**	**-**
Total Income	**12,001.82**	**12,000.00**	**1.82**	**144,111.63**	**144,000.00**	**111.63**	**144,000.00**
Operating Expense							
Administrative Expense							
6212 - Bank Charges	-	-	-	30.00	-	(30.00)	-
6222 - Legal Expense	-	416.63	416.63	-	5,000.00	5,000.00	5,000.00
6223 - Corporate Income Tax	-	-	-	1,211.00	950.00	(261.00)	950.00
6311 - Management Fee	1,251.67	1,251.63	(.04)	15,357.04	15,020.00	(337.04)	15,020.00
6312 - Office Supplies	46.22	50.00	3.78	399.50	600.00	200.50	600.00
6941 - Insurance	(612.00)	-	612.00	18,655.00	24,329.80	5,674.80	24,329.80
Total Administrative Expense	**685.89**	**1,718.26**	**1,032.37**	**35,652.54**	**45,899.80**	**10,247.26**	**45,899.80**
Utility Expense							
6414 - Water/Sewer	-	-	-	15,390.07	10,333.44	(5,056.63)	10,333.44
6450 - Electric-Common	45.36	58.37	13.01	442.08	700.00	257.92	700.00
Total Utility Expense	**45.36**	**58.37**	**13.01**	**15,832.15**	**11,033.44**	**(4,798.71)**	**11,033.44**
Repair and Maintenance Expense							
6536 - General Maintenance	-	833.37	833.37	3,341.32	10,000.00	6,658.68	10,000.00
6546 - Painting Expense	-	-	-	18,054.00	19,754.00	1,700.00	19,754.00
6551 - Roof Repairs	-	-	-	-	3,000.00	3,000.00	3,000.00
Total Repair and Maintenance Expense	**-**	**833.37**	**833.37**	**21,395.32**	**32,754.00**	**11,358.68**	**32,754.00**
Grounds							
6610 - Grounds Contract	-	-	-	25,589.59	31,018.00	5,428.41	31,018.00
6622 - Irrigation Maintenance	-	-	-	1,993.50	2,500.00	506.50	2,500.00
6627 - Driveway Sealcoating	-	-	-	-	3,500.00	3,500.00	3,500.00
6635 - Gutter Repair/Cleaning	-	-	-	3,868.55	2,400.00	(1,468.55)	2,400.00
6656 - Snow Removal	4,819.00	4,589.00	(230.00)	27,994.00	27,534.00	(460.00)	27,534.00
6664 - Bluff Maintenance	-	-	-	11,937.33	11,937.60	.27	11,937.60
6666 - Additional Landscape	368.65	-	(368.65)	11,567.57	10,000.00	(1,567.57)	10,000.00
Total Grounds	**5,187.65**	**4,589.00**	**(598.65)**	**82,950.54**	**88,889.60**	**5,939.06**	**88,889.60**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	118.60	118.56	(.04)	1,423.20	1,423.16	(.04)	1,423.16

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Ravina Estates

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Transfer to Replacement Reserve	118.60	118.56	(.04)	1,423.20	1,423.16	(.04)	1,423.16
Total Expense	6,037.50	7,317.56	1,280.06	157,253.75	180,000.00	22,746.25	180,000.00
Operating Net Total	5,964.32	4,682.44	1,281.88	(13,142.12)	(36,000.00)	22,857.88	(36,000.00)

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Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	118.60	-	118.60	1,423.20	-	1,423.20	-
Total Reserve Income	**118.60**	**-**	**118.60**	**1,423.20**	**-**	**1,423.20**	**-**
Other Income							
5101 - Interest Income	177.20	-	177.20	2,512.94	-	2,512.94	-
Total Other Income	**177.20**	**-**	**177.20**	**2,512.94**	**-**	**2,512.94**	**-**
Total Income	**295.80**	**-**	**295.80**	**3,936.14**	**-**	**3,936.14**	**-**
Reserve Net Total	**295.80**	**-**	**295.80**	**3,936.14**	**-**	**3,936.14**	**-**

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Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Special Assessment Income							
Other Income							
5033 - Special Assessment Income	-	-	-	38,500.00	36,000.00	2,500.00	36,000.00
Total Other Income	**-**	**-**	**-**	**38,500.00**	**36,000.00**	**2,500.00**	**36,000.00**
Total Income	**-**	**-**	**-**	**38,500.00**	**36,000.00**	**2,500.00**	**36,000.00**
Special Assessment Net Total	**-**	**-**	**-**	**38,500.00**	**36,000.00**	**2,500.00**	**36,000.00**
Net Total	**6,260.12**	**4,682.44**	**1,577.68**	**29,294.02**	**-**	**29,294.02**	**-**

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Balance Sheet Comparison: November 30, 2024 vs December 31, 2024

	Last Month	Current Month	Difference
Current Assets			
CIT Operating	$17,817.70	$16,041.93	($1,775.77)
Total Current Assets	**$17,817.70**	**$16,041.93**	**($1,775.77)**
Reserves			
Town Bank Reserve Account	$104,990.21	$105,219.12	$228.91
Total Reserves	**$104,990.21**	**$105,219.12**	**$228.91**
Total Assets	**$122,807.91**	**$121,261.05**	**($1,546.86)**

	Last Month	Current Month	Difference
Liability			
Prepaid Dues	$3,000.00	$2,000.00	($1,000.00)
Total Liability	**$3,000.00**	**$2,000.00**	**($1,000.00)**
Equity			
Net Profit/Loss	($19,940.23)	($20,487.09)	($546.86)
Retained Earnings	$139,748.14	$139,748.14	-
Total Equity	**$119,807.91**	**$119,261.05**	**($546.86)**
Total Liabilities / Equity	**$122,807.91**	**$121,261.05**	**($1,546.86)**

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Ravina Estates

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	12,000.00	12,000.00	-	144,000.00	144,000.00	-	144,000.00
Total Assessment Income	**12,000.00**	**12,000.00**	**-**	**144,000.00**	**144,000.00**	**-**	**144,000.00**
Other Income							
5101 - Interest Income	.74	-	.74	21.31	-	21.31	-
5124 - Late Fees	-	-	-	60.00	-	60.00	-
Total Other Income	**.74**	**-**	**.74**	**81.31**	**-**	**81.31**	**-**
Total Income	**12,000.74**	**12,000.00**	**.74**	**144,081.31**	**144,000.00**	**81.31**	**144,000.00**
Operating Expense							
Administrative Expense							
6222 - Legal Expense	-	33.37	33.37	-	400.00	400.00	400.00
6223 - Corporate Income Tax	-	20.87	20.87	952.00	250.00	(702.00)	250.00
6311 - Management Fee	1,201.88	1,201.88	.00	14,422.56	14,422.60	.04	14,422.60
6312 - Office Supplies	37.64	60.12	22.48	385.36	721.00	335.64	721.00
6341 - Legal Expense	1,000.00	-	(1,000.00)	1,000.00	-	(1,000.00)	-
6941 - Insurance	-	-	-	19,053.00	16,792.00	(2,261.00)	16,792.00
Total Administrative Expense	**2,239.52**	**1,316.24**	**(923.28)**	**35,812.92**	**32,585.60**	**(3,227.32)**	**32,585.60**
Utility Expense							
6414 - Water/Sewer	4,084.43	2,392.00	(1,692.43)	12,588.57	9,568.00	(3,020.57)	9,568.00
6450 - Electric-Common	39.57	58.37	18.80	423.38	700.00	276.62	700.00
Total Utility Expense	**4,124.00**	**2,450.37**	**(1,673.63)**	**13,011.95**	**10,268.00**	**(2,743.95)**	**10,268.00**
Repair and Maintenance Expense							
6536 - General Maintenance	220.07	350.00	129.93	7,361.11	10,000.00	2,638.89	10,000.00
6546 - Painting Expense	-	-	-	20,457.00	23,836.40	3,379.40	23,836.40
6551 - Roof Repairs	-	-	-	-	3,000.00	3,000.00	3,000.00
Total Repair and Maintenance Expense	**220.07**	**350.00**	**129.93**	**27,818.11**	**36,836.40**	**9,018.29**	**36,836.40**
Grounds							
6610 - Grounds Contract	-	-	-	32,206.60	28,437.00	(3,769.60)	28,437.00
6622 - Irrigation Maintenance	619.90	-	(619.90)	2,334.73	2,500.00	165.27	2,500.00
6635 - Gutter Repair/Cleaning	-	275.00	275.00	-	3,300.00	3,300.00	3,300.00
6656 - Snow Removal	4,589.00	4,589.00	-	27,534.00	27,534.00	-	27,534.00
6664 - Bluff Maintenance	-	-	-	14,747.74	15,158.21	410.47	15,158.21
6666 - Additional Landscape	984.02	-	(984.02)	10,867.19	25,000.00	14,132.81	25,000.00
Total Grounds	**6,192.92**	**4,864.00**	**(1,328.92)**	**87,690.26**	**101,929.21**	**14,238.95**	**101,929.21**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	-	-	-	41,539.00	31,539.00	(10,000.00)	31,539.00
Total Transfer to Replacement Reserve	**-**	**-**	**-**	**41,539.00**	**31,539.00**	**(10,000.00)**	**31,539.00**

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Ravina Estates

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	12,776.51	8,980.61	(3,795.90)	205,872.24	213,158.21	7,285.97	213,158.21
Operating Net Total	(775.77)	3,019.39	(3,795.16)	(61,790.93)	(69,158.21)	7,367.28	(69,158.21)

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Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	-	-	-	41,539.00	-	41,539.00	-
Total Reserve Income	**-**	**-**	**-**	**41,539.00**	**-**	**41,539.00**	**-**
Other Income							
5101 - Interest Income	228.91	-	228.91	3,580.99	-	3,580.99	-
Total Other Income	**228.91**	**-**	**228.91**	**3,580.99**	**-**	**3,580.99**	**-**
Total Income	**228.91**	**-**	**228.91**	**45,119.99**	**-**	**45,119.99**	**-**
Reserve Expense							
Reserve Expense							
7263 - Driveway Replacement	-	-	-	61,316.15	63,500.00	2,183.85	63,500.00
Total Reserve Expense	**-**	**-**	**-**	**61,316.15**	**63,500.00**	**2,183.85**	**63,500.00**
Total Expense	**-**	**-**	**-**	**61,316.15**	**63,500.00**	**2,183.85**	**63,500.00**
Reserve Net Total	**228.91**	**-**	**228.91**	**(16,196.16)**	**(63,500.00)**	**47,303.84**	**(63,500.00)**

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Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Special Assessment Income							
Other Income							
5033 - Special Assessment Income	-	-	-	57,500.00	60,000.00	(2,500.00)	60,000.00
Total Other Income	**-**	**-**	**-**	**57,500.00**	**60,000.00**	**(2,500.00)**	**60,000.00**
Total Income	**-**	**-**	**-**	**57,500.00**	**60,000.00**	**(2,500.00)**	**60,000.00**
Special Assessment Net Total	**-**	**-**	**-**	**57,500.00**	**60,000.00**	**(2,500.00)**	**60,000.00**
Net Total	**(546.86)**	**3,019.39**	**(3,566.25)**	**(20,487.09)**	**(72,658.21)**	**52,171.12**	**(72,658.21)**

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Ravina Estates

Balance Sheet Comparison: November vs December

	Last Month	Current Month	Difference
Current Assets			
CIT Operating	$23,760.37	$20,342.86	($3,417.51)
Receivables	$10.00	-	($10.00)
Total Current Assets	**$23,770.37**	**$20,342.86**	**($3,427.51)**
Reserves			
Town Bank Reserve Account	$119,724.79	$121,415.28	$1,690.49
Total Reserves	**$119,724.79**	**$121,415.28**	**$1,690.49**
Total Assets	**$143,495.16**	**$141,758.14**	**($1,737.02)**

	Last Month	Current Month	Difference
Liability			
Prepaid Dues	$2,560.00	$2,010.00	($550.00)
Total Liability	**$2,560.00**	**$2,010.00**	**($550.00)**
Equity			
Net Profit/Loss	$56,370.04	$55,183.02	($1,187.02)
Retained Earnings	$84,565.12	$84,565.12	-
Total Equity	**$140,935.16**	**$139,748.14**	**($1,187.02)**
Total Liabilities / Equity	**$143,495.16**	**$141,758.14**	**($1,737.02)**

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Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	10,200.00	10,200.00	-	122,400.00	122,400.00	-	122,400.00
Total Assessment Income	**10,200.00**	**10,200.00**	**-**	**122,400.00**	**122,400.00**	**-**	**122,400.00**
Other Income							
5101 - Interest Income	.98	-	.98	13.05	-	13.05	-
5124 - Late Fees	-	-	-	30.00	-	30.00	-
Total Other Income	**.98**	**-**	**.98**	**43.05**	**-**	**43.05**	**-**
Total Income	**10,200.98**	**10,200.00**	**.98**	**122,443.05**	**122,400.00**	**43.05**	**122,400.00**
Operating Expense							
Administrative Expense							
6222 - Legal Expense	-	33.37	33.37	-	400.00	400.00	400.00
6223 - Corporate Income Tax	-	-	-	207.00	-	(207.00)	-
6311 - Management Fee	1,159.00	1,159.00	-	13,908.00	13,908.00	-	13,908.00
6312 - Office Supplies	32.56	58.37	25.81	412.77	700.00	287.23	700.00
6941 - Insurance	-	-	-	15,743.00	13,500.00	(2,243.00)	13,500.00
Total Administrative Expense	**1,191.56**	**1,250.74**	**59.18**	**30,270.77**	**28,508.00**	**(1,762.77)**	**28,508.00**
Utility Expense							
6414 - Water/Sewer	3,142.19	766.63	(2,375.56)	8,451.26	9,200.00	748.74	9,200.00
6450 - Electric-Common	41.94	75.00	33.06	418.29	900.00	481.71	900.00
Total Utility Expense	**3,184.13**	**841.63**	**(2,342.50)**	**8,869.55**	**10,100.00**	**1,230.45**	**10,100.00**
Repair and Maintenance Expense							
6536 - General Maintenance	104.97	1,666.63	1,561.66	18,483.12	20,000.00	1,516.88	20,000.00
6551 - Roof Repairs	-	-	-	1,237.50	3,000.00	1,762.50	3,000.00
Total Repair and Maintenance Expense	**104.97**	**1,666.63**	**1,561.66**	**19,720.62**	**23,000.00**	**3,279.38**	**23,000.00**
Grounds							
6610 - Grounds Contract	-	-	-	22,916.04	22,916.00	(.04)	22,916.00
6622 - Irrigation Maintenance	-	-	-	1,162.15	2,500.00	1,337.85	2,500.00
6635 - Gutter Repair/Cleaning	1,050.00	-	(1,050.00)	1,050.00	1,050.00	-	1,050.00
6656 - Snow Removal	4,589.00	4,370.00	(219.00)	26,658.00	26,220.00	(438.00)	26,220.00
6666 - Additional Landscape	-	-	-	13,728.72	32,600.00	18,871.28	32,600.00
Total Grounds	**5,639.00**	**4,370.00**	**(1,269.00)**	**65,514.91**	**85,286.00**	**19,771.09**	**85,286.00**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	2,958.83	2,958.87	.04	45,505.96	35,506.00	(9,999.96)	35,506.00
Total Transfer to Replacement Reserve	**2,958.83**	**2,958.87**	**.04**	**45,505.96**	**35,506.00**	**(9,999.96)**	**35,506.00**
Total Expense	**13,078.49**	**11,087.87**	**(1,990.62)**	**169,881.81**	**182,400.00**	**12,518.19**	**182,400.00**
Operating Net Total	**(2,877.51)**	**(887.87)**	**(1,989.64)**	**(47,438.76)**	**(60,000.00)**	**12,561.24**	**(60,000.00)**

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Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	2,958.83	-	2,958.83	45,505.96	-	45,505.96	-
Total Reserve Income	**2,958.83**	**-**	**2,958.83**	**45,505.96**	**-**	**45,505.96**	**-**
Other Income							
5101 - Interest Income	333.15	-	333.15	2,727.40	-	2,727.40	-
Total Other Income	**333.15**	**-**	**333.15**	**2,727.40**	**-**	**2,727.40**	**-**
Total Income	**3,291.98**	**-**	**3,291.98**	**48,233.36**	**-**	**48,233.36**	**-**
Reserve Expense							
Reserve Expense							
7126 - Bluff Mainenance	1,601.49	-	(1,601.49)	5,611.58	16,500.00	10,888.42	16,500.00
Total Reserve Expense	**1,601.49**	**-**	**(1,601.49)**	**5,611.58**	**16,500.00**	**10,888.42**	**16,500.00**
Total Expense	**1,601.49**	**-**	**(1,601.49)**	**5,611.58**	**16,500.00**	**10,888.42**	**16,500.00**
Reserve Net Total	**1,690.49**	**-**	**1,690.49**	**42,621.78**	**(16,500.00)**	**59,121.78**	**(16,500.00)**

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Ravina Estates

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Special Assessment Income							
Other Income							
5033 - Special Assessment Income	-	-	-	60,000.00	60,000.00	-	60,000.00
Total Other Income	**-**	**-**	**-**	**60,000.00**	**60,000.00**	**-**	**60,000.00**
Total Income	**-**	**-**	**-**	**60,000.00**	**60,000.00**	**-**	**60,000.00**
Special Assessment Net Total	**-**	**-**	**-**	**60,000.00**	**60,000.00**	**-**	**60,000.00**
Net Total	**(1,187.02)**	**(887.87)**	**(299.15)**	**55,183.02**	**(16,500.00)**	**71,683.02**	**(16,500.00)**

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