

**Current Unaudited Financial Documents**  
**Treover, A Condominium**

Order: 82B9M4JQY  
Address: 6075 Majors Ln Apt 3  
Order Date: 04-08-2020  
Document not for resale  
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**UNAUDITED**  
**Treover, A Condominium**

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Balance Sheet  
As of 02/29/20

ASSETS

CASH - OPERATING:

1000	Alliance Bank PC/Debit	\$	1,000.00
1115	Alliance Bank Checking		248,138.80

Total Cash Operating		\$	249,138.80
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RESERVE ASSETS:

Cash - Reserves:

1120	Mutual of Omaha Money Market	\$	752.05
1121	Edward Jones Investments		598,891.95
1150	Congressional Money Market		116,015.06

Total Cash - Reserves	\$	715,659.06
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Investments:

1203	EJ-AmEx CD 2.35% 7/29/20	\$	100,000.00
1204	EJ-Goldman CD 3.0% 12/29/21		50,000.00
1205	EJ-Discover CD 2.60% 3/22/24		50,000.00
1250	EJ-Muni MD H&HE 3.25% 7/1/36		100,000.00
1251	EJ-Muni MD H&HE 4.0% 7/1/37		150,000.00
1252	EJ-Muni Ho Co 3.375% 2/15/38		100,000.00
1253	EJ-Muni MD H&HE 3.375% 7/1/44		150,000.00
1296	Premium on Investments (Net)		10,597.02
1298	Unrealized Gain(Loss) on Inves		42,928.05
1299	Accrued Interest Receivable		(1,136.96)

Total Investments	\$	752,388.11
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Total Reserve Assets		\$	1,468,047.17
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ACCOUNTS RECEIVABLE:

1300	Assessments Receivable	\$	266,793.32
1303	A/R Other		2,486.22
1305	Allowance for Doubtful Accts		(164,603.05)
1311	Income Tax Refunds Rec.		2,083.00

Accounts Receivable, net		\$	106,759.49
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OTHER CURRENT ASSETS:

1905	Prepaid Expenses	\$	38,845.66
1925	Prepaid Insurance		64,049.22

Total Other Current Assets		\$	102,894.88
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TOTAL ASSETS		\$	1,926,840.34
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Page: 2

Balance Sheet  
As of 02/29/20

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000	Accounts Payable	\$	72,592.51
2100	Accrued Expenses		3,068.56
2210	Prepaid Owner Assessments		62,480.78

Total Current Liabilities		\$	138,141.85
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MEMBERS' EQUITY:

3300	Replacement Reserves	\$	931,994.41
3800	Undesignated Members' Equity		761,198.67
3900	Unrealized Gain(Loss) on Inves		42,928.05
	Net Excess (Deficiency)		52,577.36

Total Members' Equity		\$	1,788,698.49
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TOTAL LIABILITIES & EQUITY			\$ 1,926,840.34
			=====

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**UNAUDITED**  
**Treover, A Condominium**

Statement of Revenues & Expenses  
Period: 02/01/20 to 02/29/20

Page: 1

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
REVENUES:								
04500	Assessments - Regular	124,342.00	124,342.00	.00	248,684.00	248,684.00	.00	1,495,000.00
04501	Assessments - Lease Fee	(100.00)	.00	(100.00)	53,000.00	55,000.00	(2,000.00)	55,000.00
04510	Assessments - Violations	325.00	.00	325.00	550.00	.00	550.00	.00
05610	Certified/Lien/NSF Revenue	1,734.00	2,083.33	(349.33)	3,039.00	4,166.66	(1,127.66)	25,000.00
05700	Miscellaneous Revenue	170.00	250.00	(80.00)	670.00	500.00	170.00	3,000.00
05720	Interest Revenue - Operating	22.02	16.67	5.35	46.08	33.34	12.74	200.00
05721	Interest Revenue - Reserves	8,247.28	3,333.33	4,913.95	22,730.83	6,666.66	16,064.17	40,000.00
05801	Late Fee Revenue	780.00	750.00	30.00	1,515.00	1,500.00	15.00	9,000.00
05840	Laundry Revenue	2,304.32	2,750.00	(445.68)	4,608.64	5,500.00	(891.36)	33,000.00
05999	Uncollected Assessments	.00	(1,666.66)	1,666.66	.00	(3,333.32)	3,333.32	(20,000.00)
TOTAL REVENUES		137,824.62	131,858.67	5,965.95	334,843.55	318,717.34	16,126.21	1,640,200.00
EXPENSES:								
Utilities								
06055	Electricity	1,645.00	1,876.67	231.67	1,961.83	3,753.34	1,791.51	22,520.00
06056	Street Lights	1,118.12	1,158.75	40.63	1,327.70	2,317.50	989.80	13,905.00
06060	Gas	34,495.03	19,541.67	(14,953.36)	40,633.58	39,083.34	(1,550.24)	234,500.00
06070	Water & Sewer	30,544.03	38,250.00	7,705.97	30,544.03	38,250.00	7,705.97	153,000.00
06075	Telephone/Internet/Cable TV	469.20	458.33	(10.87)	1,253.63	916.66	(336.97)	5,500.00
Utilities		68,271.38	61,285.42	(6,985.96)	75,720.77	84,320.84	8,600.07	429,425.00
Contracted Services								
06100	Operations Management Contract	7,416.00	7,416.00	.00	14,832.00	14,832.00	.00	88,992.00
06101	Financial Management Contract	2,015.00	2,015.00	.00	4,030.00	4,030.00	.00	24,180.00
06102	Grounds Maintenance Contract	7,458.00	6,000.00	(1,458.00)	14,916.00	12,000.00	(2,916.00)	72,000.00
06105	Janitorial Contract	8,060.00	8,083.33	23.33	16,120.00	16,166.66	46.66	97,000.00
06106	Pest Control Contract	275.00	833.33	558.33	550.00	1,666.66	1,116.66	10,000.00
06107	Maintenance Contract	8,800.00	9,166.67	366.67	17,600.00	18,333.34	733.34	110,000.00
06108	Snow Removal Contract	12,345.83	4,166.67	(8,179.16)	12,345.83	8,333.34	(4,012.49)	50,000.00
06110	Security	2,518.56	3,333.33	814.77	5,084.64	6,666.66	1,582.02	40,000.00
06115	Fire Alarm/Sprinkler Inspection	.00	.00	.00	.00	.00	.00	6,500.00
Contracted Services		48,888.39	41,014.33	(7,874.06)	85,478.47	82,028.66	(3,449.81)	498,672.00
Repairs & Maintenance								
06201	Bldg Repairs/Maint Common Areas	660.00	5,416.67	4,756.67	4,526.46	10,833.34	6,306.88	65,000.00
06205	Bulk Trash Removal	1,150.00	791.67	(358.33)	2,725.00	1,583.34	(1,141.66)	9,500.00
06210	Electrical Repairs/Maint.	.00	833.33	833.33	.00	1,666.66	1,666.66	10,000.00
06215	Landscape - Improvements	.00	833.33	833.33	.00	1,666.66	1,666.66	10,000.00
06216	Tree Maintenance	.00	833.33	833.33	.00	1,666.66	1,666.66	10,000.00
06217	Plumbing Repairs/Maint.	6,512.03	2,500.00	(4,012.03)	12,600.63	5,000.00	(7,600.63)	30,000.00
06270	Roof Repairs	.00	2,500.00	2,500.00	255.00	5,000.00	4,745.00	30,000.00
06271	Gutter Maintenance & Repairs	.00	666.67	666.67	.00	1,333.34	1,333.34	8,000.00
06272	Fire Alarm/Sprinkler Repairs	.00	250.00	250.00	.00	500.00	500.00	3,000.00

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**UNAUDITED**  
**Treover, A Condominium**

Statement of Revenues & Expenses  
Period: 02/01/20 to 02/29/20

Page: 2

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Repairs & Maintenance	8,322.03	14,625.00	6,302.97	20,107.09	29,250.00	9,142.91	175,500.00
General & Administrative								
07101	Administrative Expenses	1,407.32	583.33	(823.99)	1,407.32	1,166.66	(240.66)	7,000.00
07105	Accounting & Audit	.00	.00	.00	.00	.00	.00	5,500.00
07106	Community Activities	.00	250.00	250.00	61.47	500.00	438.53	3,000.00
07135	Schedule A Fees	.00	83.33	83.33	.00	166.66	166.66	1,000.00
07150	Legal Fees - General Counsel	.00	291.67	291.67	.00	583.34	583.34	3,500.00
07152	Legal Fees - Collections	4,697.50	2,500.00	(2,197.50)	4,697.50	5,000.00	302.50	30,000.00
07175	Membership Dues/Education	.00	100.00	100.00	310.00	200.00	(110.00)	1,200.00
07185	Office Supplies & Equipment	89.00	416.67	327.67	89.00	833.34	744.34	5,000.00
07190	Printing/Copying/Postage	546.78	416.67	(130.11)	1,521.94	833.34	(688.60)	5,000.00
	General & Administrative	6,740.60	4,641.67	(2,098.93)	8,087.23	9,283.34	1,196.11	61,200.00
Taxes & Insurance								
07201	General Insurance	6,404.91	7,310.42	905.51	12,809.82	14,620.84	1,811.02	87,725.00
07202	Insurance Claims Deductible	.00	833.33	833.33	.00	1,666.66	1,666.66	10,000.00
	Taxes & Insurance	6,404.91	8,143.75	1,738.84	12,809.82	16,287.50	3,477.68	97,725.00
Payroll								
07840	Salaries - Office	7,961.66	7,666.67	(294.99)	16,440.32	15,333.34	(1,106.98)	92,000.00
	Payroll	7,961.66	7,666.67	(294.99)	16,440.32	15,333.34	(1,106.98)	92,000.00
Contribution to Reserves								
08600	Reserve Contribution	20,445.83	20,445.83	.00	40,891.66	40,891.66	.00	245,350.00
08610	Reserve Interest Contribution	8,247.28	3,333.33	(4,913.95)	22,730.83	6,666.66	(16,064.17)	40,000.00
	Contribution to Reserves	28,693.11	23,779.16	(4,913.95)	63,622.49	47,558.32	(16,064.17)	285,350.00
Reserve Expenditures								
08783	Reserve Expense-Renovations	11,920.00	.00	(11,920.00)	11,920.00	.00	(11,920.00)	.00
08795	Reserve Bank Fees	.00	.00	.00	35.00	.00	(35.00)	.00
08799	Transfer to Reserves	(11,920.00)	.00	11,920.00	(11,955.00)	.00	11,955.00	.00
	Reserve Expenditures	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	175,282.08	161,156.00	(14,126.08)	282,266.19	284,062.00	1,795.81	1,639,872.00
	NET EXCESS (DEFICIENCY)	(37,457.46)	(29,297.33)	(8,160.13)	52,577.36	34,655.34	17,922.02	328.00
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Balance Sheet  
As of 01/31/20

ASSETS

CASH - OPERATING:

1000	Alliance Bank PC/Debit	\$	1,000.00
1115	Alliance Bank Checking		223,769.55

Total Cash Operating		\$	224,769.55
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RESERVE ASSETS:

Cash - Reserves:

1120	Mutual of Omaha Money Market	\$	752.05
1121	Edward Jones Investments		596,729.88
1150	Congressional Money Market		107,340.02

Total Cash - Reserves	\$	704,821.95
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Investments:

1203	EJ-AmEx CD 2.35% 7/29/20	\$	100,000.00
1204	EJ-Goldman CD 3.0% 12/29/21		50,000.00
1205	EJ-Discover CD 2.60% 3/22/24		50,000.00
1250	EJ-Muni MD H&HE 3.25% 7/1/36		100,000.00
1251	EJ-Muni MD H&HE 4.0% 7/1/37		150,000.00
1252	EJ-Muni Ho Co 3.375% 2/15/38		100,000.00
1253	EJ-Muni MD H&HE 3.375% 7/1/44		150,000.00
1296	Premium on Investments (Net)		10,816.15
1298	Unrealized Gain(Loss) on Inves		33,693.85
1299	Accrued Interest Receivable		4,579.91

Total Investments	\$	749,089.91
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Total Reserve Assets	\$	1,453,911.86
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ACCOUNTS RECEIVABLE:

1300	Assessments Receivable	\$	275,374.76
1303	A/R Other		181.90
1305	Allowance for Doubtful Accts		(164,603.05)
1311	Income Tax Refunds Rec.		2,083.00

Accounts Receivable, net	\$	113,036.61
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OTHER CURRENT ASSETS:

1905	Prepaid Expenses	\$	38,845.66
1925	Prepaid Insurance		70,454.13

Total Other Current Assets	\$	109,299.79
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TOTAL ASSETS	\$	1,901,017.81
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Balance Sheet  
As of 01/31/20

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000	Accounts Payable	\$	24,199.14
2100	Accrued Expenses		275.00
2210	Prepaid Owner Assessments		64,523.03

Total Current Liabilities		\$	88,997.17
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MEMBERS' EQUITY:

3300	Replacement Reserves	\$	927,093.30
3800	Undesignated Members' Equity		761,198.67
3900	Unrealized Gain(Loss) on Inves		33,693.85
	Net Excess (Deficiency)		90,034.82

Total Members' Equity		\$	1,812,020.64
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TOTAL LIABILITIES & EQUITY			\$ 1,901,017.81
			=====

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Statement of Revenues & Expenses  
Period: 01/01/20 to 01/31/20

Page: 1

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
REVENUES:								
04500	Assessments - Regular	124,342.00	124,342.00	.00	124,342.00	124,342.00	.00	1,495,000.00
04501	Assessments - Lease Fee	53,100.00	55,000.00	(1,900.00)	53,100.00	55,000.00	(1,900.00)	55,000.00
04510	Assessments - Violations	225.00	.00	225.00	225.00	.00	225.00	.00
05610	Certified/Lien/NSF Revenue	1,305.00	2,083.33	(778.33)	1,305.00	2,083.33	(778.33)	25,000.00
05700	Miscellaneous Revenue	500.00	250.00	250.00	500.00	250.00	250.00	3,000.00
05720	Interest Revenue - Operating	24.06	16.67	7.39	24.06	16.67	7.39	200.00
05721	Interest Revenue - Reserves	14,483.55	3,333.33	11,150.22	14,483.55	3,333.33	11,150.22	40,000.00
05801	Late Fee Revenue	735.00	750.00	(15.00)	735.00	750.00	(15.00)	9,000.00
05840	Laundry Revenue	2,304.32	2,750.00	(445.68)	2,304.32	2,750.00	(445.68)	33,000.00
TOTAL REVENUES		197,018.93	188,525.33	8,493.60	197,018.93	188,525.33	8,493.60	1,660,200.00
EXPENSES:								
Utilities								
06055	Electricity	316.83	1,876.67	1,559.84	316.83	1,876.67	1,559.84	22,520.00
06056	Street Lights	209.58	1,158.75	949.17	209.58	1,158.75	949.17	13,905.00
06060	Gas	6,138.55	19,541.67	13,403.12	6,138.55	19,541.67	13,403.12	234,500.00
06070	Water & Sewer	.00	.00	.00	.00	.00	.00	153,000.00
06075	Telephone/Internet/Cable TV	784.43	458.33	(326.10)	784.43	458.33	(326.10)	5,500.00
Utilities		7,449.39	23,035.42	15,586.03	7,449.39	23,035.42	15,586.03	429,425.00
Contracted Services								
06100	Operations Management Contrac	7,416.00	7,416.00	.00	7,416.00	7,416.00	.00	88,992.00
06101	Financial Management Contract	2,015.00	2,015.00	.00	2,015.00	2,015.00	.00	24,180.00
06102	Grounds Maintenance Contract	7,458.00	6,000.00	(1,458.00)	7,458.00	6,000.00	(1,458.00)	72,000.00
06105	Janitorial Contract	8,060.00	8,083.33	23.33	8,060.00	8,083.33	23.33	97,000.00
06106	Pest Control Contract	275.00	833.33	558.33	275.00	833.33	558.33	10,000.00
06107	Maintenance Contract	8,800.00	9,166.67	366.67	8,800.00	9,166.67	366.67	110,000.00
06108	Snow Removal Contract	.00	4,166.67	4,166.67	.00	4,166.67	4,166.67	50,000.00
06110	Security	2,566.08	3,333.33	767.25	2,566.08	3,333.33	767.25	40,000.00
06115	Fire Alarm/Sprinkler Inspecti	.00	541.67	541.67	.00	541.67	541.67	6,500.00
Contracted Services		36,590.08	41,556.00	4,965.92	36,590.08	41,556.00	4,965.92	498,672.00
Repairs & Maintenance								
06201	Bldg Repairs/Maint Common Are	3,866.46	5,416.67	1,550.21	3,866.46	5,416.67	1,550.21	65,000.00
06205	Bulk Trash Removal	1,575.00	791.67	(783.33)	1,575.00	791.67	(783.33)	9,500.00
06210	Electrical Repairs/Maint.	.00	833.33	833.33	.00	833.33	833.33	10,000.00
06215	Landscape - Improvements	.00	833.33	833.33	.00	833.33	833.33	10,000.00
06216	Tree Maintenance	.00	833.33	833.33	.00	833.33	833.33	10,000.00
06217	Plumbing Repairs/Maint.	6,088.60	2,500.00	(3,588.60)	6,088.60	2,500.00	(3,588.60)	30,000.00
06270	Roof Repairs	255.00	2,500.00	2,245.00	255.00	2,500.00	2,245.00	30,000.00
06271	Gutter Maintenance & Repairs	.00	666.67	666.67	.00	666.67	666.67	8,000.00
06272	Fire Alam/Sprinkler Repairs	.00	250.00	250.00	.00	250.00	250.00	3,000.00
Repairs & Maintenance		11,785.06	14,625.00	2,839.94	11,785.06	14,625.00	2,839.94	175,500.00

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Statement of Revenues & Expenses  
Period: 01/01/20 to 01/31/20

Page: 2

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative								
07101	Administrative Expenses	.00	583.33	583.33	.00	583.33	583.33	7,000.00
07105	Accounting & Audit	.00	458.33	458.33	.00	458.33	458.33	5,500.00
07106	Community Activities	61.47	250.00	188.53	61.47	250.00	188.53	3,000.00
07108	Bad Debt Expense	.00	1,666.67	1,666.67	.00	1,666.67	1,666.67	20,000.00
07135	Schedule A Fees	.00	83.33	83.33	.00	83.33	83.33	1,000.00
07150	Legal Fees - General Counsel	.00	291.67	291.67	.00	291.67	291.67	3,500.00
07152	Legal Fees - Collections	.00	2,500.00	2,500.00	.00	2,500.00	2,500.00	30,000.00
07175	Membership Dues/Education	310.00	100.00	(210.00)	310.00	100.00	(210.00)	1,200.00
07185	Office Supplies & Equipment	.00	416.67	416.67	.00	416.67	416.67	5,000.00
07190	Printing/Copying/Postage	975.16	416.67	(558.49)	975.16	416.67	(558.49)	5,000.00
	General & Administrative	1,346.63	6,766.67	5,420.04	1,346.63	6,766.67	5,420.04	81,200.00
Taxes & Insurance								
07201	General Insurance	6,404.91	7,310.42	905.51	6,404.91	7,310.42	905.51	87,725.00
07202	Insurance Claims Deductible	.00	833.33	833.33	.00	833.33	833.33	10,000.00
	Taxes & Insurance	6,404.91	8,143.75	1,738.84	6,404.91	8,143.75	1,738.84	97,725.00
Payroll								
07840	Salaries - Office	8,478.66	7,666.67	(811.99)	8,478.66	7,666.67	(811.99)	92,000.00
	Payroll	8,478.66	7,666.67	(811.99)	8,478.66	7,666.67	(811.99)	92,000.00
Contribution to Reserves								
08600	Reserve Contribution	20,445.83	20,445.83	.00	20,445.83	20,445.83	.00	245,350.00
08610	Reserve Interest Contribution	14,483.55	3,333.33	(11,150.22)	14,483.55	3,333.33	(11,150.22)	40,000.00
	Contribution to Reserves	34,929.38	23,779.16	(11,150.22)	34,929.38	23,779.16	(11,150.22)	285,350.00
Reserve Expenditures								
08795	Reserve Bank Fees	35.00	.00	(35.00)	35.00	.00	(35.00)	.00
08799	Transfer to Reserves	(35.00)	.00	35.00	(35.00)	.00	35.00	.00
	Reserve Expenditures	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	106,984.11	125,572.67	18,588.56	106,984.11	125,572.67	18,588.56	1,659,872.00
	NET EXCESS (DEFICIENCY)	90,034.82	62,952.66	27,082.16	90,034.82	62,952.66	27,082.16	328.00
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Balance Sheet  
As of 12/31/19

ASSETS

CASH - OPERATING:

1000	Alliance Bank PC/Debit	\$ 1,000.00
1115	Alliance Bank Checking	278,847.14

Total Cash Operating		\$ 279,847.14
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RESERVE ASSETS:

Cash - Reserves:

1120	Mutual of Omaha Money Market	\$ 752.05
1121	Edward Jones Investments	687,903.49
1150	Congressional Money Market	28,216.25

Total Cash - Reserves		\$ 716,871.79
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Investments:

1203	EJ-AmEx CD 2.35% 7/29/20	\$ 100,000.00
1204	EJ-Goldman CD 3.0% 12/29/21	50,000.00
1205	EJ-Discover CD 2.60% 3/22/24	50,000.00
1250	EJ-Muni MD H&HE 3.25% 7/1/36	100,000.00
1251	EJ-Muni MD H&HE 4.0% 7/1/37	150,000.00
1252	EJ-Muni Ho Co 3.375% 2/15/38	100,000.00
1253	EJ-Muni MD H&HE 3.375% 7/1/44	150,000.00
1296	Premium on Investments (Net)	11,092.98
1298	Unrealized Gain(Loss) on Inves	20,387.68
1299	Accrued Interest Receivable	9,792.30

Total Investments		\$ 741,272.96
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Total Reserve Assets		\$ 1,458,144.75
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ACCOUNTS RECEIVABLE:

1300	Assessments Receivable	\$ 250,818.87
1303	A/R Other	181.90
1305	Allowance for Doubtful Accts	(164,603.05)
1311	Income Tax Refunds Rec.	2,083.00

Accounts Receivable, net		\$ 88,480.72
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OTHER CURRENT ASSETS:

1905	Prepaid Expenses	\$ 25,718.00
1925	Prepaid Insurance	.04

Total Other Current Assets		\$ 25,718.04
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TOTAL ASSETS		\$ 1,852,190.65
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Balance Sheet  
As of 12/31/19

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000	Accounts Payable	\$	65,442.37
2100	Accrued Expenses		28,879.50
2210	Prepaid Owner Assessments		73,105.07

Total Current Liabilities		\$	167,426.94
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MEMBERS' EQUITY:

3300	Replacement Reserves	\$	903,177.36
3800	Undesignated Members' Equity		526,968.37
3900	Unrealized Gain(Loss) on Inves		20,387.68
	Net Excess (Deficiency)		234,230.30

Total Members' Equity		\$	1,684,763.71
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TOTAL LIABILITIES & EQUITY			\$ 1,852,190.65
			=====

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Statement of Revenues & Expenses  
Period: 12/01/19 to 12/31/19

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		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
REVENUES:								
04500	Assessments - Regular	124,342.00	127,238.00	(2,896.00)	1,492,104.00	1,495,000.00	(2,896.00)	1,495,000.00
04501	Assessments - Lease Fee	2,400.00	.00	2,400.00	62,370.00	55,000.00	7,370.00	55,000.00
04510	Assessments - Violations	450.00	.00	450.00	650.00	.00	650.00	.00
04515	Bad Debt Recovery	54,160.11	.00	54,160.11	62,815.86	.00	62,815.86	.00
05610	Certified/Lien/NSF Revenue	1,542.50	1,750.00	(207.50)	31,385.03	21,000.00	10,385.03	21,000.00
05700	Miscellaneous Revenue	330.00	250.00	80.00	3,272.82	3,000.00	272.82	3,000.00
05720	Interest Revenue - Operating	25.40	.00	25.40	199.28	.00	199.28	.00
05721	Interest Revenue - Reserves	191.62	2,916.63	(2,725.01)	34,599.17	35,000.00	(400.83)	35,000.00
05801	Late Fee Revenue	570.10	916.63	(346.53)	7,651.38	11,000.00	(3,348.62)	11,000.00
05840	Laundry Revenue	4,786.74	2,500.00	2,286.74	28,717.37	30,000.00	(1,282.63)	30,000.00
TOTAL REVENUES		188,798.47	135,571.26	53,227.21	1,723,764.91	1,650,000.00	73,764.91	1,650,000.00
EXPENSES:								
Utilities								
06055	Electricity	1,372.80	1,833.37	460.57	21,904.76	22,000.00	95.24	22,000.00
06056	Street Lights	907.40	1,083.37	175.97	13,370.54	13,000.00	(370.54)	13,000.00
06060	Gas	26,599.30	37,198.00	10,598.70	201,416.86	210,000.00	8,583.14	210,000.00
06070	Water & Sewer	.00	.00	.00	103,888.21	170,000.00	66,111.79	170,000.00
06075	Telephone/Internet/Cable TV	182.77	441.63	258.86	5,141.63	5,300.00	158.37	5,300.00
Utilities		29,062.27	40,556.37	11,494.10	345,722.00	420,300.00	74,578.00	420,300.00
Contracted Services								
06100	Operations Management Contrac	7,416.00	7,416.00	.00	88,992.00	88,992.00	.00	88,992.00
06101	Financial Management Contract	1,975.00	1,975.00	.00	23,700.00	23,700.00	.00	23,700.00
06102	Grounds Maintenance Contract	7,458.00	5,200.00	(2,258.00)	81,867.75	62,400.00	(19,467.75)	62,400.00
06105	Janitorial Contract	8,060.00	8,083.37	23.37	96,720.00	97,000.00	280.00	97,000.00
06106	Pest Control Contract	2,330.00	833.37	(1,496.63)	12,680.00	10,000.00	(2,680.00)	10,000.00
06107	Maintenance Contract	8,800.00	8,833.37	33.37	105,600.00	106,000.00	400.00	106,000.00
06108	Snow Removal Contract	.00	12,500.00	12,500.00	23,827.50	50,000.00	26,172.50	50,000.00
06110	Security	2,566.08	3,333.37	767.29	34,413.00	40,000.00	5,587.00	40,000.00
06115	Fire Alarm/Sprinkler Inspecti	.00	.00	.00	8,530.59	6,500.00	(2,030.59)	6,500.00
Contracted Services		38,605.08	48,174.48	9,569.40	476,330.84	484,592.00	8,261.16	484,592.00
Repairs & Maintenance								
06201	Bldg Repairs/Maint Common Are	8,283.77	7,083.37	(1,200.40)	51,113.96	85,000.00	33,886.04	85,000.00
06205	Bulk Trash Removal	.00	791.63	791.63	8,550.00	9,500.00	950.00	9,500.00
06210	Electrical Repairs/Maint.	699.16	833.37	134.21	9,145.55	10,000.00	854.45	10,000.00
06215	Landscape - Improvements	.00	.00	.00	3,412.50	25,000.00	21,587.50	25,000.00
06216	Tree Maintenance	.00	1,250.00	1,250.00	13,115.00	15,000.00	1,885.00	15,000.00
06217	Plumbing Repairs/Maint.	2,432.03	2,083.37	(348.66)	33,870.03	25,000.00	(8,870.03)	25,000.00
06270	Roof Repairs	.00	1,666.63	1,666.63	34,171.70	20,000.00	(14,171.70)	20,000.00
06271	Gutter Maintenance & Repairs	1,965.00	1,250.00	(715.00)	8,875.00	15,000.00	6,125.00	15,000.00
06272	Fire Alam/Sprinkler Repairs	.00	250.00	250.00	.00	3,000.00	3,000.00	3,000.00

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Statement of Revenues & Expenses  
Period: 12/01/19 to 12/31/19

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Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Repairs & Maintenance	13,379.96	15,208.37	1,828.41	162,253.74	207,500.00	45,246.26	207,500.00
General & Administrative								
07101	Administrative Expenses	115.25	416.63	301.38	9,095.04	5,000.00	(4,095.04)	5,000.00
07102	Bank Fees	.00	83.37	83.37	45.00	1,000.00	955.00	1,000.00
07105	Accounting & Audit	.00	.00	.00	5,300.00	5,500.00	200.00	5,500.00
07106	Community Activities	504.67	166.63	(338.04)	2,434.56	2,000.00	(434.56)	2,000.00
07108	Bad Debt Expense	16,429.24	1,666.63	(14,762.61)	.00	20,000.00	20,000.00	20,000.00
07135	Schedule A Fees	.00	.00	.00	4.07	.00	(4.07)	.00
07150	Legal Fees - General Counsel	1,077.50	333.37	(744.13)	3,022.50	4,000.00	977.50	4,000.00
07152	Legal Fees - Collections	2,431.03	2,083.37	(347.66)	32,542.05	25,000.00	(7,542.05)	25,000.00
07175	Membership Dues/Education	.00	83.37	83.37	1,030.00	1,000.00	(30.00)	1,000.00
07185	Office Supplies & Equipment	499.00	333.37	(165.63)	5,894.30	4,000.00	(1,894.30)	4,000.00
07190	Printing/Copying/Postage	280.64	250.00	(30.64)	5,626.32	3,000.00	(2,626.32)	3,000.00
	General & Administrative	21,337.33	5,416.74	(15,920.59)	64,993.84	70,500.00	5,506.16	70,500.00
Taxes & Insurance								
07201	General Insurance	6,210.08	7,083.37	873.29	74,521.10	85,000.00	10,478.90	85,000.00
07202	Insurance Claims Deductible	.00	2,083.37	2,083.37	.00	25,000.00	25,000.00	25,000.00
07275	Income Taxes	.00	5,000.00	5,000.00	.00	5,000.00	5,000.00	5,000.00
	Taxes & Insurance	6,210.08	14,166.74	7,956.66	74,521.10	115,000.00	40,478.90	115,000.00
Payroll								
07840	Salaries - Office	7,453.66	6,576.00	(877.66)	92,917.92	78,912.00	(14,005.92)	78,912.00
	Payroll	7,453.66	6,576.00	(877.66)	92,917.92	78,912.00	(14,005.92)	78,912.00
Contribution to Reserves								
08600	Reserve Contribution	19,849.74	19,849.74	.00	238,196.00	238,196.00	.00	238,196.00
08610	Reserve Interest Contribution	191.62	2,916.63	2,725.01	34,599.17	35,000.00	400.83	35,000.00
	Contribution to Reserves	20,041.36	22,766.37	2,725.01	272,795.17	273,196.00	400.83	273,196.00
Reserve Expenditures								
08701	General Reserve Disbursements	7,800.00	.00	(7,800.00)	26,550.00	.00	(26,550.00)	.00
08770	Reserve Expense - Roof	.00	.00	.00	119,245.00	.00	(119,245.00)	.00
08774	Reserve Expense - Concrete	.00	.00	.00	5,100.00	.00	(5,100.00)	.00
08783	Reserve Expense-Renovations	52,405.00	.00	(52,405.00)	369,803.03	.00	(369,803.03)	.00
08787	Res Exp-Water Heater	.00	.00	.00	19,494.00	.00	(19,494.00)	.00
08799	Transfer to Reserves	(60,205.00)	.00	60,205.00	(540,192.03)	.00	540,192.03	.00
	Reserve Expenditures	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	136,089.74	152,865.07	16,775.33	1,489,534.61	1,650,000.00	160,465.39	1,650,000.00
	NET EXCESS (DEFICIENCY)	52,708.73	(17,293.81)	70,002.54	234,230.30	.00	234,230.30	.00
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