

Taberna Master Homeowner's Association Treasurer's Report – Month Ending April 30, 2023

Assets & Liabilities

On the following pages we have provided Balance Sheets for the Master HOA and its Sub-Communities. These compare month-end April to month-end March and make note of any substantive changes out of the ordinary. Because the annual Master HOA assessment is payable in January, cash amounts spike in January and then decline throughout the balance of the year as assessment funds are used to pay operating expenses. The Sub-Communities also bill for supplemental dues at the start of each quarter.

Operating assets less liabilities in the Master account at 04/30/2023 net to \$391.5K.

Delinquencies

Accounts Receivable balances at the sub-communities increased as Q2 assessments were invoiced. The Master AR decreased \$1.3K as annual due payments were received. 3 Master and 1 OTW accounts have been referred for attorney actions which account for \$4.9K and \$5.7K of the respective balances.

| Accounts Receivable Aging | | | | | | | |
|---------------------------|-------------------|------------------|--------------|-------------------|------------------|--------------|--|
| Community | April 30, 2023 | | | March 31, 2023 | | | Notes |
| | YTD Income | AR Bal | Pct | YTD Income | AR Bal | Pct | |
| Taberna Master | \$ 263,450 | \$ 12,015 | 4.56% | \$ 263,785 | \$ 13,350 | 5.06% | 32 Accts (-3), 3 (-0) with attorneys (\$4.9K) Assessments \$9.2K, Fees \$2.5K, Interest \$0.3; Misc. \$0.1K Largest delinquent = \$1,972 |
| Abbington Woods | \$ 28,396 | \$ 2,407 | 8.48% | \$ 14,198 | \$ 1,027 | 7.23% | 14 Accts (+7) Assessments \$0.8K, Fees \$0.2 |
| Boleyn Creek | \$ 13,824 | \$ 780 | 5.64% | \$ 6,912 | \$ 88 | 1.27% | 3 Accts (+2) Assessments \$0.7K, Fees \$0.1 |
| One Taberna Way | \$ 37,200 | \$ 6,938 | 18.65% | \$ 18,600 | \$ 4,486 | 24.12% | 2 Accts (+1), 1 (-0) with attorney (\$5.7K) Assessments (\$5.8), Fees (\$1.1) |
| Taberna Landing | \$ 3,576 | \$ 703 | 19.65% | \$ 1,788 | \$ 57 | 3.18% | 2 Acct (-0) Assessments (\$0.7) |
| Taberna Townes | \$ 4,122 | \$ - | 0.00% | \$ 2,061 | \$ - | 0.00% | 0 Acct (-0) Assessments (\$0.0) |
| Total | \$ 350,568 | \$ 22,843 | 6.52% | \$ 307,344 | \$ 19,008 | 6.18% | |

Replacement and Emergency Funds

The Master Replacement Fund is incremented by \$1,000 per month and stands at \$339.9K. This balance includes receipt in October 2022 of NCDOT condemnation funds in the amount of \$127.4K for 1 of 3 parcels. The 2nd parcel settlement of an additional \$36.9K (\$14.6K was received previously) was received in March 2023. The 3rd and last parcel, which we expect to be significantly less, is still in negotiation. Funds will be used to move the entrance signs and lighting as well as increase the reserve balance.

The board has decided to engage an outside engineering firm do a reserve study to test the adequacy of our reserve fund and provide an improved road map for the future. The Giles + Flythe engineering firm has been selected to perform the Reserve Study which will be completed over the next 2-3 months.

| Taberna Master Bal Sht | April 30, 2023 | | | March 31, 2023 | | | Change | | | Notes |
|-------------------------|----------------|---------|-----------|----------------|---------|-----------|-----------|---------|-----------|----------------------------------|
| | Operating | Reserve | Emergency | Operating | Reserve | Emergency | Operating | Reserve | Emergency | |
| Assets: | | | | | | | | | | |
| Cash | 400,357 | 338,939 | 81,525 | 414,854 | 338,640 | 81,425 | (14,497) | 299 | 99 | |
| A/R | 12,015 | - | - | 13,350 | - | - | (1,335) | - | - | Annual Dues Pd |
| Other Receivables | 0 | - | - | 0 | - | - | - | - | - | |
| Interfund Receivable | 147 | 1,000 | (1,147) | 1,147 | - | (1,147) | (1,000) | 1,000 | - | |
| Prepays | - | - | - | - | - | - | - | - | - | |
| Mailbox Inventory | 3,822 | - | - | 3,822 | - | - | - | - | - | |
| Ttl Assets | 416,341 | 339,939 | 80,378 | 433,173 | 338,640 | 80,279 | (16,832) | 1,299 | 99 | |
| Liabilities; | | | | | | | | | | |
| Accounts Payable | 4,340 | - | - | 4,626 | - | - | (286) | - | - | |
| Other Payable | - | - | - | - | - | - | - | - | - | |
| Accrued Expenses | - | - | - | - | - | - | - | - | - | |
| Prepaid Assessments | 16,497 | - | - | 14,738 | - | - | 1,760 | - | - | Construction Dep - Reclass 05/23 |
| Construction Deposits | 4,000 | - | - | 4,000 | - | - | - | - | - | |
| Ttl Current Liab. | 24,838 | - | - | 23,364 | - | - | 1,473 | - | - | |
| Assets Less Liabilities | 391,503 | 339,939 | 80,378 | 409,809 | 338,640 | 80,279 | (18,306) | 1,299 | 99 | |
| Funds: | | | | | | | | | | |
| Reserves | (1,000) | 335,110 | 80,145 | (1,000) | 335,110 | 80,145 | - | - | - | |
| Prior Accum Net | 180,716 | - | - | 180,716 | - | - | - | - | - | |
| Net Income/(Loss) | 211,787 | 4,829 | 233 | 230,092 | 3,529 | 134 | (18,306) | 1,299 | 99 | |
| Total Fund Balances | 391,503 | 339,939 | 80,378 | 409,809 | 338,640 | 80,279 | (18,306) | 1,299 | 99 | |

| Abbingdon Woods Bal Sht | April 30, 2023 | | March 31, 2023 | | Change | | Notes |
|--------------------------------|----------------|---------------|----------------|---------------|--------------|------------|-------------------------------------|
| | Operating | Reserve | Operating | Reserve | Operating | Reserve | |
| | Assets: | | | | | | |
| Cash | 27,434 | 47,209 | 20,979 | 47,203 | 6,455 | 6 | |
| A/R | 2,407 | - | 1,027 | - | 1,380 | - | Q2/2023 Assessments |
| A/R - Other | - | - | - | - | - | - | |
| Ttl Assets | 29,841 | 47,209 | 22,006 | 47,203 | 7,835 | 6 | |
| Liabilities: | | | | | | | |
| Accounts Payable | 4,630 | - | 4,630 | - | - | - | |
| Accrued Expenses | - | - | - | - | - | - | |
| Prepaid Assessments | 4,007 | - | 6,044 | - | (2,038) | - | Prepaid Q2/2023 Assessments Applied |
| Ttl Current Liab. | 8,637 | - | 10,674 | - | (2,038) | - | |
| Assets Less Liabilities | 21,205 | 47,209 | 11,332 | 47,203 | 9,873 | 6 | |
| Funds: | | | | | | | |
| Replacement Reserves | - | 47,186 | - | 47,186 | - | - | |
| Prior Accum Net | 11,573 | - | 11,573 | - | - | - | |
| Net Income/(Loss) | 9,631 | 23 | (242) | 17 | 9,873 | 6 | |
| Total Fund Balances | 21,205 | 47,209 | 11,332 | 47,203 | 9,873 | 6 | |
| | - | | - | | | | |
| Boleyn Creek Bal Sht | April 30, 2023 | | March 31, 2023 | | Change | | Notes |
| | Operating | Reserve | Operating | Reserve | Operating | Reserve | |
| | Assets: | | | | | | |
| Cash | 17,819 | 14,202 | 16,274 | 14,200 | 1,545 | 2 | |
| A/R | 780 | - | 88 | - | 692 | - | Q2/2023 Assessments |
| Inter Fund Recv | (264) | 264 | - | - | (264) | 264 | |
| Ttl Assets | 17,555 | 14,466 | 16,274 | 14,200 | 1,281 | 266 | |
| Liabilities: | | | | | | | |
| Accounts Payable | 2,140 | - | 2,140 | - | - | - | |
| Accrued Expenses | - | - | - | - | - | - | |
| Prepaid Assessments | 2,805 | - | 5,397 | - | (2,592) | - | Prepaid Q2/2023 Assessments Applied |
| Ttl Current Liab. | 4,945 | - | 7,537 | - | (2,592) | - | |
| Assets Less Liabilities | 12,610 | 14,466 | 8,737 | 14,200 | 3,872 | 266 | |
| Funds: | | | | | | | |
| Replacement Reserves | - | 13,931 | - | 13,931 | - | - | |
| Prior Accum Net | 8,916 | - | 8,916 | - | - | - | |
| Net Income/(Loss) | 4,473 | 535 | (91) | 269 | 4,564 | 266 | |
| Total Fund Balances | 13,390 | 14,466 | 8,825 | 14,200 | 4,564 | 266 | |

| One Taberna Way Bal Sht | April 30, 2023 | | March 31, 2023 | | Change | | Notes |
|--------------------------------|----------------|---------------|----------------|---------------|--------------|--------------|-------------------------------------|
| | Operating | Reserve | Operating | Reserve | Operating | Reserve | |
| Assets: | | | | | | | |
| Cash | 21,897 | 66,973 | 8,565 | 66,959 | 13,332 | 14 | |
| A/R | 6,938 | - | 4,486 | - | 2,452 | - | Q2/2023 Assessments |
| Interfund Receivable | (1,420) | 1,420 | 7,900 | (7,900) | (9,320) | 9,320 | |
| Prepaid Expenses | - | - | - | - | - | - | |
| Ttl Assets | 27,416 | 68,393 | 20,951 | 59,059 | 6,464 | 9,334 | |
| Liabilities: | | | | | | | |
| Accounts Payable | - | - | - | - | - | - | |
| Accrued Expenses | - | - | - | - | - | - | |
| Prepaid Assessments | 2,325 | - | 3,488 | - | (1,163) | - | Prepaid Q2/2023 Assessments Applied |
| Ttl Current Liab. | 2,325 | - | 3,488 | - | (1,163) | - | |
| Assets Less Liabilities | 25,091 | 68,393 | 17,464 | 59,059 | 7,627 | 9,334 | |
| Funds: | | | | | | | |
| Replacement Reserves | | 46,699 | | 46,699 | - | - | |
| Prior Accum Net | 20,078 | - | 20,078 | - | - | - | |
| Net Income/(Loss) | 5,013 | 18,694 | (2,614) | 9,360 | 7,627 | 9,334 | |
| Total Fund Balances | 25,091 | 65,393 | 17,464 | 56,059 | 7,627 | 9,334 | |
| | | | | | | | |
| | | | | | | | |
| Taberna Landing Bal Sht | April 30, 2023 | | March 31, 2023 | | Change | | Notes |
| | Operating | Reserve | Operating | Reserve | Operating | Reserve | |
| Assets: | | | | | | | |
| Cash | 6,845 | 23,679 | 5,685 | 23,676 | 1,160 | 3 | |
| A/R | 703 | - | 57 | - | 646 | - | Q2/2023 Assessments |
| Interfund Balances | (660) | 660 | - | - | (660) | 660 | |
| Ttl Assets | 6,888 | 24,339 | 5,742 | 23,676 | 1,146 | 663 | |
| Liabilities: | | | | | | | |
| Accounts Payable | 275 | - | - | - | 275 | - | |
| Accrued Expenses | - | - | - | - | - | - | |
| Prepaid Assessments | 296 | - | 304 | - | (8) | - | |
| Ttl Current Liab. | 571 | - | 304 | - | 267 | - | |
| Assets Less Liabilities | 6,317 | 24,339 | 5,438 | 23,676 | 879 | 663 | |
| Funds: | | | | | | | |
| Replacement Reserves | - | 23,008 | - | 23,008 | - | - | |
| Prior Accum Net | 5,417 | - | 5,417 | - | - | - | |
| Net Income/(Loss) | 900 | 1,332 | 21 | 669 | 879 | 663 | |
| Total Fund Balances | 6,317 | 24,339 | 5,438 | 23,676 | 879 | 663 | |

| Taberna Townes Bal Sht | April 30, 2023 | | March 31, 2023 | | Change | | Notes |
|--------------------------------|----------------|---------------|----------------|---------------|--------------|--------------|-------------------------------------|
| | Operating | Reserve | Operating | Reserve | Operating | Reserve | |
| Assets: | | | | | | | |
| Cash | 4,211 | 17,638 | 3,649 | 17,636 | 563 | 2 | |
| A/R | - | - | - | - | - | - | |
| Interfund Balances | (1,520) | 1,520 | - | - | (1,520) | 1,520 | |
| Prepaid Expense | - | - | - | - | - | - | |
| Ttl Assets | 2,691 | 19,158 | 3,649 | 17,636 | (957) | 1,522 | |
| Liabilities: | | | | | | | |
| Accounts Payable | 275 | - | - | - | 275 | - | |
| Accrued Expenses | - | - | - | - | - | - | |
| Prepaid Assessments | - | - | 687 | - | (687) | - | Prepaid Q2/2023 Assessments Applied |
| Ttl Current Liab. | 275 | - | 687 | - | (412) | - | |
| Assets Less Liabilities | 2,416 | 19,158 | 2,962 | 17,636 | (545) | 1,522 | |
| Funds: | | | | | | | |
| Replacement Reserves | - | 16,110 | - | 16,110 | - | - | |
| Prior Accum Net | 3,614 | - | 3,614 | - | - | - | |
| Net Income/(Loss) | (1,198) | 3,049 | (652) | 1,526 | (545) | 1,522 | |
| Total Fund Balances | 2,416 | 19,158 | 2,962 | 17,636 | (545) | 1,522 | |

Taberna Master Homeowner’s Association
Treasurer’s Report – Month Ending January 31, 2023

Income and Expenses

| Spending Comparison - Actuals Vs. Budgets | | | | | | |
|--|--------------------|--------|----------|---------------------|---------|----------|
| | <u>April, 2023</u> | | | <u>4 Months YTD</u> | | |
| | Actuals | Budget | Variance | Actuals | Budget | Variance |
| Master Expenditures | 17,039 | 15,782 | (1,257) | 84,895 | 87,811 | 2,916 |
| | | | -8.0% | | | 3.3% |
| Sub-Communities | 10,026 | 12,960 | 2,934 | 46,277 | 47,986 | 1,709 |
| | | | 22.6% | | | 3.6% |
| Master & Subs Total | 27,065 | 28,742 | 1,677 | 131,171 | 135,797 | 4,626 |
| | | | 5.8% | | | 3.4% |

Note that 15 undeveloped lots and 1 unoccupied unit in Taberna Townes were sold to a developer in 2022 and therefore are temporarily removed from the Master and Subcommunity assessments. When the lots are built out and occupied the assessments will resume.

Following are income and expense statements for the Taberna HOA Master and each of the Sub-Communities. These compare March month and YTD actuals to budgets. Variances of significance show brief explanatory notes.

| Taberna Master | Revenue & Expenses | | | | | | | Notes |
|-----------------------|--------------------|----------|----------|--------------|---------|----------|----------|---|
| | April, 2023 | | | Year To Date | | | Annual | |
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget | |
| Operating Income: | | | | | | | | |
| Assessments | (335) | - | (335) | 263,450 | 262,395 | 1,055 | 262,395 | |
| Less Repl. Reserves | (1,000) | (1,000) | - | (4,000) | (4,000) | - | (12,000) | |
| Less Emer. Reserves | - | - | - | - | - | - | - | |
| Fees | - | - | - | 101 | - | 101 | - | |
| Other | 68 | 20 | 48 | 37,131 | 80 | 37,051 | 240 | YTD: DOT Condemnation (\$36.9K) - Reclass 05/23 |
| Net Revenues | (1,267) | (980) | (287) | 296,681 | 258,475 | 38,206 | 250,635 | |
| Operating Expenses: | | | | | | | | |
| Management Fees | 4,004 | 4,193 | 189 | 16,015 | 16,770 | 755 | 50,310 | |
| Legal Expense | - | - | - | 3,228 | 2,000 | (1,228) | 3,500 | YTD: Front Entrance Arbitration Legal fees (\$3.2K) - Reclass 05/23, Budgeted Legal not incurred (\$2.0K) |
| Insurance | 1,258 | - | (1,258) | 1,798 | 540 | (1,258) | 7,397 | Mo/YTD: Timing of insurance pymt |
| Office Rent/Maint | - | - | - | 3,000 | 1,500 | (1,500) | 6,000 | YTD: Timing of rent pymt |
| All Other Admin Exp | 993 | 400 | (593) | 5,259 | 5,375 | 116 | 23,250 | |
| Grounds Expenses | 10,038 | 10,509 | 471 | 52,563 | 59,181 | 6,618 | 151,998 | YTD: Pine Straw less than Budgeted |
| Utilities | 746 | 680 | (66) | 3,031 | 2,445 | (586) | 8,365 | |
| Total Expense | 17,039 | 15,782 | (1,257) | 84,895 | 87,811 | 2,916 | 250,820 | |
| Operating Net | (18,306) | (16,762) | (1,544) | 211,787 | 170,664 | 41,123 | (185) | |
| Replacement Reserves: | | | | | | | | |
| Income Transfers In | 1,000 | 1,000 | - | 4,000 | 4,000 | - | 12,000 | |
| Interest | 299 | 45 | 254 | 829 | 135 | 694 | 540 | |
| NC Compensation Hwy70 | - | - | - | - | - | - | - | |
| - Expenditures | - | - | - | - | 5,500 | 5,500 | 5,500 | YTD: Reserve Study Delayed |
| Net Replacement Rsvrs | 1,299 | 1,045 | 254 | 4,829 | (1,365) | 6,194 | 7,040 | |
| Emergency Reserves: | | | | | | | | |
| Income Transfers In | - | - | - | - | - | - | - | |
| Interest | 99 | 15 | 84 | 233 | 60 | 173 | 180 | |
| - Expenditures | - | - | - | - | - | - | - | |
| Net Emergency Rsvrs | 99 | 15 | 84 | 233 | 60 | 173 | 180 | |

| Abbington Woods | Revenue & Expenses | | | | | | | |
|------------------------|--------------------|--------|----------|--------------|--------|----------|---------|-------------------|
| | April, 2023 | | | Year To Date | | | Annual | |
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget | Notes |
| Operating Income: | | | | | | | | |
| Assessments | 14,198 | 14,198 | - | 28,396 | 28,396 | - | 56,792 | |
| Less Mo. Reserves | - | - | - | - | - | - | - | |
| Fees | 380 | - | 380 | 554 | - | 554 | - | |
| Net Revenues | 14,578 | 14,198 | 380 | 28,950 | 28,396 | 554 | 56,792 | |
| Operating Expenses: | | | | | | | | |
| Admin. Exp. | 75 | 50 | (25) | 798 | 200 | (598) | 600 | YTD: Coupon Books |
| Landscape Contract | 4,630 | 4,630 | - | 18,520 | 18,520 | - | 55,560 | |
| Landscape Misc | - | - | - | - | 300 | 300 | 600 | |
| Total Expense | 4,705 | 4,680 | (25) | 19,318 | 19,020 | (298) | 56,760 | |
| Operating Net | 9,873 | 9,518 | 355 | 9,631 | 9,376 | 255 | 32 | |
| Reserves: | | | | | | | | |
| Assessment Income | - | - | - | - | - | - | - | |
| Other (Interest) | 6 | 8 | (2) | 23 | 32 | (9) | 96 | |
| - Expenditures | - | - | - | - | - | - | - | |
| Net Reserves | 6 | 8 | (2) | 23 | 32 | (9) | 96 | |
| Boleyn Creek | Revenue & Expenses | | | | | | | |
| | April, 2023 | | | Year To Date | | | Annual | |
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget | Notes |
| Operating Income: | | | | | | | | |
| Assessments | 6,912 | 6,912 | - | 13,824 | 13,824 | - | 27,648 | |
| Less Mo. Reserves | (264) | (264) | - | (528) | (528) | - | (1,056) | |
| Fees | 71 | 4 | 67 | 66 | 16 | 50 | 48 | |
| Net Revenues | 6,719 | 6,652 | 67 | 13,362 | 13,312 | 50 | 26,640 | |
| Operating Expenses: | | | | | | | | |
| Admin. Exp. | 15 | 25 | 10 | 329 | 100 | (229) | 300 | |
| Landscape Contract | 2,140 | 2,140 | - | 8,560 | 8,560 | - | 25,680 | |
| Landscape Misc | - | 100 | 100 | - | 200 | 200 | 700 | |
| Total Expense | 2,155 | 2,265 | 110 | 8,889 | 8,860 | (29) | 26,680 | |
| Operating Net | 4,564 | 4,387 | 177 | 4,473 | 4,452 | 21 | (40) | |
| Reserves: | | | | | | | | |
| Assessment Income | 264 | 264 | - | 528 | 528 | - | 1,056 | |
| Other (Interest) | 2 | 1 | 1 | 7 | 4 | 3 | 12 | |
| - Expenditures | - | - | - | - | - | - | - | |
| Net Reserves | 266 | 265 | 1 | 535 | 532 | 3 | 1,068 | |

| One Taberna Way | Revenue & Expenses | | | | | | | Annual Budget | Notes |
|------------------------|-------------------------------|---------|----------|--------------|----------|----------|----------|---|-------|
| | April, 2023 | | | Year To Date | | | | | |
| | Actual | Budget | Variance | Actual | Budget | Variance | | | |
| Operating Income: | | | | | | | | | |
| Assessments | 18,600 | 18,600 | - | 37,200 | 37,200 | - | 74,400 | | |
| Less Addl. Reserves | (3,920) | (3,920) | - | (7,840) | (7,840) | - | (21,600) | | |
| Less Qtrly. Reserves | (5,400) | (5,400) | - | (10,800) | (10,800) | - | (15,680) | | |
| Fees | 128 | 20 | 108 | 788 | 80 | 708 | 180 | | |
| Net Revenues | 9,408 | 9,300 | 108 | 19,348 | 18,640 | 708 | 37,300 | | |
| Operating Expenses: | | | | | | | | | |
| Admin. Exp. | 11 | 20 | 9 | 206 | 85 | (121) | 250 | | |
| Legal Exp. | - | - | - | - | - | - | - | | |
| Building Maint. | - | - | - | 2,993 | 1,500 | (1,493) | 3,750 | YTD: Pressure Wash Actual Higher than Budget | |
| Landscape Contract | 1,770 | 1,770 | - | 7,080 | 11,165 | 4,085 | 28,825 | | |
| Landscape Misc | - | 3,600 | 3,600 | 4,057 | 3,600 | (457) | 4,350 | YTD: Pinestraw Budgeted Above (\$4.1K) Mo/YTD: Tree/Bush Replacement delayed (-\$3.6K) | |
| Utilities | - | - | - | - | - | - | - | | |
| Total Expense | 1,781 | 5,390 | 3,609 | 14,335 | 16,350 | 2,015 | 37,175 | | |
| Operating Net | 7,627 | 3,910 | 3,717 | 5,013 | 2,290 | 2,723 | 125 | | |
| Reserves: | | | | | | | | | |
| Assessment Income | 9,320 | 9,320 | - | 18,640 | 18,640 | - | 37,280 | | |
| Other (Interest) | 14 | 6 | 8 | 54 | 24 | 30 | 72 | | |
| - Expenditures | - | 18,480 | 18,480 | - | 18,480 | 18,480 | 18,480 | Mo/YTD: Roof Replacement delayed | |
| Net Reserves | 9,334 | (9,154) | 18,488 | 18,694 | 184 | 18,510 | 18,872 | | |
| Taberna Landing | Revenue & Expenses | | | | | | | | |
| | April, 2023 | | | Year To Date | | | Annual | | |
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget | Notes | |
| Operating Income: | | | | | | | | | |
| Assessments | 1,788 | 1,788 | - | 3,576 | 3,576 | - | 7,152 | | |
| Less Mo. Reserves | (660) | (660) | - | (1,320) | (1,320) | - | (2,640) | | |
| Fees | 50 | - | 50 | 99 | - | 99 | - | | |
| Net Revenues | 1,178 | 1,128 | 50 | 2,355 | 2,256 | 99 | 4,512 | | |
| Operating Expenses: | | | | | | | | | |
| Admin. Exp. | 24 | - | (24) | 80 | - | (80) | - | | |
| Landscape Contract | 275 | 260 | (15) | 1,375 | 1,828 | 453 | 4,108 | | |
| Landscape Misc | - | - | - | - | 100 | 100 | 400 | | |
| Total Expense | 299 | 260 | (39) | 1,455 | 1,928 | 473 | 4,508 | | |
| Operating Net | 879 | 868 | 11 | 900 | 328 | 572 | 4 | | |
| Reserves: | | | | | | | | | |
| Assessment Income | 660 | 660 | - | 1,320 | 1,320 | - | 2,640 | | |
| Other (Interest) | 3 | 2 | 1 | 12 | 8 | 4 | 24 | | |
| - Expenditures | - | - | - | - | - | - | - | | |
| Net Reserves | 663 | 662 | 1 | 1,332 | 1,328 | 4 | 2,664 | | |

| Taberna Townes | Revenue & Expenses | | | | | | | Annual Budget | Notes |
|---------------------|--------------------|---------|----------|--------------|---------|----------|---------|---|-------|
| | April, 2023 | | | Year To Date | | | | | |
| | Actual | Budget | Variance | Actual | Budget | Variance | | | |
| Operating Income: | | | | | | | | | |
| Assessments | 2,061 | 2,748 | (687) | 4,122 | 5,496 | (1,374) | 10,992 | Mo/YTD: Unoccupied unit taken off assessment listing. | |
| Less Reserves | (1,520) | (1,520) | - | (3,040) | (3,040) | - | (6,080) | | |
| Fees | 0 | - | 0 | 0 | - | 0 | - | | |
| Net Revenues | 541 | 1,228 | (687) | 1,082 | 2,456 | (1,374) | 4,912 | | |
| Operating Expenses: | | | | | | | | | |
| Admin. Exp. | 12 | 5 | (7) | 13 | 20 | 8 | 60 | | |
| Building Maint. | 800 | 50 | (750) | 800 | 200 | (600) | 600 | Mo/YTD: Pressure Washing | |
| Landscape Contract | 275 | 260 | (15) | 1,468 | 1,408 | (60) | 3,488 | | |
| Landscape Misc | - | 50 | 50 | - | 200 | 200 | 750 | | |
| Total Expense | 1,087 | 365 | (722) | 2,280 | 1,828 | (452) | 4,898 | | |
| Operating Net | (545) | 863 | (1,408) | (1,198) | 628 | (1,826) | 14 | | |
| Reserves: | | | | | | | | | |
| Assessment Income | 1,520 | 1,520 | - | 3,040 | 3,040 | - | 6,080 | | |
| Other (Interest) | 2 | - | 2 | 9 | - | 9 | - | | |
| - Expenditures | - | - | - | - | - | - | - | | |
| Net Reserves | 1,522 | 1,520 | 2 | 3,049 | 3,040 | 9 | 6,080 | | |