

11500 N Ambassador Drive
Suite 360
Kansas City MO 64153

	Operating Fund 2022	Reserve Fund 2022	Total	
Assets:				
Current Assets:				
150010.A69	Checking - Country Club Bank	166,709.95	0.00	166,709.95
150150	Petty Cash	200.00	0.00	200.00
180050.A69	MM-Reserve-Country Club Bank	0.00	101,787.47	101,787.47
180055.A69	MM-Country Club Capital Reserve	0.00	257,677.98	257,677.98
	Total Cash Current Assets	166,909.95	359,465.45	526,375.40
Non-Cash Current Assets:				
150300	Accounts Receivable - Operating	21,730.92	0.00	21,730.92
150390	Allowance For Bad Debt-Operating	-5,000.00	0.00	-5,000.00
150520	Miscellaneous Accounts Receivable	37.67	0.00	37.67
150600	Prepaid Insurance	6,748.94	0.00	6,748.94
	Total Non-Cash Current Assets	23,517.53	0.00	23,517.53
	Total Current Assets	190,427.48	359,465.45	549,892.93
Fixed Assets:				
181005	Equipment/Vehicles	0.00	21,544.68	21,544.68
181200	Accumulated Depreciation-Reserve	0.00	-3,231.70	-3,231.70
	Net Fixed Assets	0.00	18,312.98	18,312.98
	Total Assets	190,427.48	377,778.43	568,205.91
Liabilities & Owner Equity:				
Current Liabilities:				
250110	Prepaid Dues - Operating	24,716.14	0.00	24,716.14
250112	Refunds Payable	582.71	0.00	582.71
250320	Accrued Expenses	18,710.60	0.00	18,710.60
250500	Income Taxes Payable-Federal	150.00	0.00	150.00
250510	Income Taxes Payable-State	30.00	0.00	30.00
	Total Current Liabilities	44,189.45	0.00	44,189.45
Long Term Liabilities:				
280600.A69	Notes Payable-Res-Country Club Bank	0.00	1,193,307.49	1,193,307.49
	Total Long Term Liabilities	0.00	1,193,307.49	1,193,307.49
	Total Liabilities	44,189.45	1,193,307.49	1,237,496.94
Owners Equity				
350500	Retained Earnings-Operating	146,238.03	0.00	146,238.03
350800	Last Year Gain (Loss) - Operating	1,993.37	0.00	1,993.37
380500	Reserve Fund Prior Years	0.00	-815,529.06	-815,529.06
380800	Last Year Gain (Loss) - Reserve	0.00	-384,965.69	-384,965.69
	Net Operating Income	-1,993.37	0.00	-1,993.37
	Net Reserve Income	0.00	384,965.69	384,965.69

3126 Tomahawk Creek Condos
Balance Sheet
12/31/2022

11500 N Ambassador Drive
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	Operating Fund 2022	Reserve Fund 2022	Total
Total Owners Equity	146,238.03	-815,529.06	-669,291.03
Total Liabilities & Owners Equity	190,427.48	377,778.43	568,205.91

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	Dec 2022 Budget	Dec 2022 Actual	Variance	Year to Date Budget	Year to Date Actual	Variance	Annual Budget 2022
Income:							
402020 Dues Income	1,290,024	1,290,027.12	3.12	1,290,024	1,290,027.12	3.12	1,290,024
403044 Spectrum Marketing	21,200	22,503.43	1,303.43	21,200	22,503.43	1,303.43	21,200
404000 Interest On Late Payments	0	1,766.65	1,766.65	0	1,766.65	1,766.65	0
404010 Late Fees	1,800	3,369.79	1,569.79	1,800	3,369.79	1,569.79	1,800
404015 Violation Fines	900	0.00	-900.00	900	0.00	-900.00	900
404090 Bad Debt Expense	0	-2,368.06	-2,368.06	0	-2,368.06	-2,368.06	0
404510 Club Income	2,400	1,945.00	-455.00	2,400	1,945.00	-455.00	2,400
404552 Carport Income	0	694.55	694.55	0	694.55	694.55	0
406010 Miscellaneous Income	1,680	3,300.00	1,620.00	1,680	3,300.00	1,620.00	1,680
407000 Interest Income	600	0.00	-600.00	600	0.00	-600.00	600
409100 Reserve Fund Transfer	-468,000	-468,000.00	0.00	-468,000	-468,000.00	0.00	-468,000
Total Income	850,604	853,238.48	2,634.48	850,604	853,238.48	2,634.48	850,604
Expenses							
Administrative							
601000 Management Fees	37,800	37,800.00	0.00	37,800	37,800.00	0.00	37,800
601020 Legal	6,000	2,869.00	3,131.00	6,000	2,869.00	3,131.00	6,000
601040 Audit-Review-Tax Return-Accounting	6,000	5,675.00	325.00	6,000	5,675.00	325.00	6,000
601100 Administrative Expense	1,200	3,031.31	-1,831.31	1,200	3,031.31	-1,831.31	1,200
601220 Printing-Postage-Supplies-Data Stor	2,600	3,167.54	-567.54	2,600	3,167.54	-567.54	2,600
601221 Office Supplies	3,000	2,362.74	637.26	3,000	2,362.74	637.26	3,000
601230 Miscellaneous	0	0.30	-0.30	0	0.30	-0.30	0
601240 Social	1,000	234.97	765.03	1,000	234.97	765.03	1,000
601420 Bank Fees	1,320	1,329.48	-9.48	1,320	1,329.48	-9.48	1,320
Total Administrative	58,920	56,470.34	2,449.66	58,920	56,470.34	2,449.66	58,920
Insurances & Taxes							
601500 Insurance	157,757	151,982.17	5,774.83	157,757	151,982.17	5,774.83	157,757
601520 Income Taxes	50	180.00	-130.00	50	180.00	-130.00	50
601530 Real Estate Taxes	0	352.43	-352.43	0	352.43	-352.43	0
Total Insurances & Taxes Expense	157,807	152,514.60	5,292.40	157,807	152,514.60	5,292.40	157,807
Salaries/Contract Labor							
601600 Salaries	74,400	126,815.74	-52,415.74	74,400	126,815.74	-52,415.74	74,400
601652 Maintenance	50,400	0.00	50,400.00	50,400	0.00	50,400.00	50,400
Total Salaries/Contract Labor	124,800	126,815.74	-2,015.74	124,800	126,815.74	-2,015.74	124,800
Utilities							
601900 Electricity	50,400	42,787.29	7,612.71	50,400	42,787.29	7,612.71	50,400
601920 Water Service	113,500	124,226.39	-10,726.39	113,500	124,226.39	-10,726.39	113,500
601925 Waste Water	77,600	97,111.66	-19,511.66	77,600	97,111.66	-19,511.66	77,600
601930 Telephone	1,620	1,825.61	-205.61	1,620	1,825.61	-205.61	1,620
601940 Trash Service	24,000	29,996.32	-5,996.32	24,000	29,996.32	-5,996.32	24,000
Total Utilities Expenses	267,120	295,947.27	-28,827.27	267,120	295,947.27	-28,827.27	267,120
Land Services							
602210 Ground Maintenance Contract	91,820	85,513.96	6,306.04	91,820	85,513.96	6,306.04	91,820
602240 Landscaping	20,500	17,639.26	2,860.74	20,500	17,639.26	2,860.74	20,500
602500 Water Sprinkler Maintenance	22,350	20,262.56	2,087.44	22,350	20,262.56	2,087.44	22,350
602630 Equipment Maintenance	1,200	3,129.62	-1,929.62	1,200	3,129.62	-1,929.62	1,200
602760 Pond Expense	4,200	3,967.72	232.28	4,200	3,967.72	232.28	4,200
602885 Snow Removal	27,000	30,262.68	-3,262.68	27,000	30,262.68	-3,262.68	27,000
Total Land Services Expenses	167,070	160,775.80	6,294.20	167,070	160,775.80	6,294.20	167,070
Clubhouse							
603500 Tennis Court Maintenance	4,500	59.99	4,440.01	4,500	59.99	4,440.01	4,500
603710 Recreational Area Maintenance	1,600	1,327.36	272.64	1,600	1,327.36	272.64	1,600
Total Clubhouse Expenses	6,100	1,387.35	4,712.65	6,100	1,387.35	4,712.65	6,100
Pool							
604000 Pool Maintenance	5,050	3,987.80	1,062.20	5,050	3,987.80	1,062.20	5,050

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		Dec 2022 Budget	Dec 2022 Actual	Variance	Year to Date Budget	Year to Date Actual	Variance	Annual Budget 2022
604020	Pool Maint Contract	5,700	6,647.57	-947.57	5,700	6,647.57	-947.57	5,700
604700	Pool Permits & Licenses	400	370.00	30.00	400	370.00	30.00	400
	Total Pool Expenses	11,150	11,005.37	144.63	11,150	11,005.37	144.63	11,150
	Building							
605000	Building Maintenance	8,000	9,963.14	-1,963.14	8,000	9,963.14	-1,963.14	8,000
605010	Maintenance Labor	1,800	10,365.66	-8,565.66	1,800	10,365.66	-8,565.66	1,800
605100	Exterminating	6,000	5,729.16	270.84	6,000	5,729.16	270.84	6,000
605230	Gutter Cleaning	0	2,400.00	-2,400.00	0	2,400.00	-2,400.00	0
605245	Painting - Exterior	2,400	641.22	1,758.78	2,400	641.22	1,758.78	2,400
	Total Building Expenses	18,200	29,099.18	-10,899.18	18,200	29,099.18	-10,899.18	18,200
	Equipment Repair & Maintenance/Supplies							
606015	HVAC Repair	1,200	242.47	957.53	1,200	242.47	957.53	1,200
606090	Plumbing Repairs	2,400	152.35	2,247.65	2,400	152.35	2,247.65	2,400
606100	Electrical Repairs	3,300	2,407.33	892.67	3,300	2,407.33	892.67	3,300
606115	Security Monitoring Service	2,100	296.75	1,803.25	2,100	296.75	1,803.25	2,100
606160	Sprinkler/Fire Protection	18,000	15,015.55	2,984.45	18,000	15,015.55	2,984.45	18,000
606200	Hardware/Keys/Tools	600	605.74	-5.74	600	605.74	-5.74	600
606270	Supplies - Miscellaneous	1,860	2,496.01	-636.01	1,860	2,496.01	-636.01	1,860
	Total Equipment Repair & Maintenan	29,460	21,216.20	8,243.80	29,460	21,216.20	8,243.80	29,460
	Total Expenses	840,627	855,231.85	-14,604.85	840,627	855,231.85	-14,604.85	840,627
	Operating Net Income +/-	9,977	-1,993.37	-11,970.37	9,977	-1,993.37	-11,970.37	9,977

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	Dec 2022 Budget	Dec 2022 Actual	Variance	Year to Date Budget	Year to Date Actual	Variance	Annual Budget 2022
Reserve Income							
500100 Transfer To/From Operating	468,000	468,000.00	0.00	468,000	468,000.00	0.00	468,000
501200 Reserve Interest Income	600	874.90	274.90	600	874.90	274.90	600
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Total Reserve Income	468,600	468,874.90	274.90	468,600	468,874.90	274.90	468,600
Reserve Expenses							
701600 Interest Expense	56,927	56,328.00	599.00	56,927	56,328.00	599.00	56,927
701900 Depreciaton -Reserve	0	3,231.70	-3,231.70	0	3,231.70	-3,231.70	0
702150 Retaining Wall	3,500	0.00	3,500.00	3,500	0.00	3,500.00	3,500
702500 Pond/Lakes	50,000	0.00	50,000.00	50,000	0.00	50,000.00	50,000
705375 Roofs	15,000	0.00	15,000.00	15,000	0.00	15,000.00	15,000
707100 Mail Boxes	10,000	15,089.51	-5,089.51	10,000	15,089.51	-5,089.51	10,000
707500 Fountains	6,000	9,260.00	-3,260.00	6,000	9,260.00	-3,260.00	6,000
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Total Reserve Expenses	141,427	83,909.21	57,517.79	141,427	83,909.21	57,517.79	141,427
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Reserve Net Income +/-	327,173	384,965.69	57,792.69	327,173	384,965.69	57,792.69	327,173