

Har-Ber Meadows POA, Inc.

Balance Sheet

As of January 31, 2022

	Jan 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1030 · Cash - Signature Bank	274,561.92
1041 · CD - Signature Bank	109,237.10
Total Checking/Savings	383,799.02
Accounts Receivable	
1110 · Accounts Receivable	150,658.31
Total Accounts Receivable	150,658.31
Other Current Assets	
Undeposited Funds	11,345.00
1350 · Prepaid Expenses	
Prepaid Expense-EverGreen Lawns	-896.89
Prepaid Expense-Insurance	
Cincinnati-D&O	1,151.50
Philadelphia-GL&PC	5,764.00
Travelers-WC	1,495.07
Total Prepaid Expense-Insurance	8,410.57
Total 1350 · Prepaid Expenses	7,513.68
Total Other Current Assets	18,858.68
Total Current Assets	553,316.01
Fixed Assets	0.00
TOTAL ASSETS	553,316.01
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	5,879.99
Total Accounts Payable	5,879.99
Other Current Liabilities	
2300 · Deferred Income - Dues	324,666.25
Total Other Current Liabilities	324,666.25
Total Current Liabilities	330,546.24
Total Liabilities	330,546.24
Equity	
3010 · Members' Equity - Designated	127,473.50
3011 · Members' Equity -Undesignated	852,588.97
3200 · Retained Earnings	-763,598.48
Net Income	6,305.78
Total Equity	222,769.77
TOTAL LIABILITIES & EQUITY	553,316.01

SCHEDULE OF FUTURE REPAIRS AND MAJOR REPLACEMENT
December 31, 2021

The following table represents a study by management, which is based on estimates provided by the Board of Directors and management in 2020. The estimates are based on replacement costs and estimates from vendors, and presents significant information about the components of common property.

Components	Estimated Useful Life in Years New	Estimated Useful Life in Years Remaining	Estimated Future Replacement Cost	Reserve Allocation	2022 Funding Requirement
Clubhouse:					
Pool resurface	20	2	\$ 50,000	\$ 50,000	\$ -
Pool cool deck	20	5	\$ 28,644	\$ 28,644	\$ -
Pool equipment	10	10	\$ 8,000	\$ -	\$ 800
Pool covers	10	10	\$ 15,000	\$ -	\$ 1,500
Fence	25	5	\$ 12,500	\$ 10,128	\$ 500
Dam Repair	NA	NA	NA	\$ 17,064	\$ 12,000
Well pump	15	15	\$ 2,500	\$ -	\$ 167
Recirculation pump	20	19	\$ 5,000	\$ 369	\$ 250
Irrigation Systems	20	0	\$ 20,000	\$ 20,000	\$ -
			<u>\$ 141,644</u>	<u>\$ 126,205</u>	<u>\$ 15,217</u>
			<u><u>\$ 141,644</u></u>		<u><u>\$ 15,217</u></u>
				2022 Monthly Allocation	\$ 1,268.06