

## Har-Ber Meadows POA, Inc.

## Balance Sheet

As of February 28, 2022

03/12/22

Accrual Basis

	Feb 28, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1030 · Cash - Signature Bank	282,667.62
1041 · CD - Signature Bank	109,237.10
Total Checking/Savings	391,904.72
Accounts Receivable	
1110 · Accounts Receivable	123,876.00
Total Accounts Receivable	123,876.00
Other Current Assets	
Undeposited Funds	6,189.00
1350 · Prepaid Expenses	
Prepaid Expense-EverGreen Lawns	-1,793.78
Prepaid Expense-Insurance	
Cincinnati-D&O	1,046.84
Philadelphia-GL&PC	4,930.75
Travelers-WC	1,291.82
Total Prepaid Expense-Insurance	7,269.41
Total 1350 · Prepaid Expenses	5,475.63
Total Other Current Assets	11,664.63
Total Current Assets	527,445.35
Fixed Assets	0.00
<b>TOTAL ASSETS</b>	<b>527,445.35</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	162.88
Total Accounts Payable	162.88
Credit Cards	
2050 · Bankcard Services	120.74
Total Credit Cards	120.74
Other Current Liabilities	
2300 · Deferred Income - Dues	296,535.00
Total Other Current Liabilities	296,535.00
Total Current Liabilities	296,818.62
Total Liabilities	296,818.62
Equity	
3010 · Members' Equity - Designated	128,741.50
3011 · Members' Equity -Undesignated	851,320.97
3200 · Retained Earnings	-763,598.48
Net Income	14,162.74
Total Equity	230,626.73
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>527,445.35</b>

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>\$ 141,644</u>		<u>\$ 15,217</u>
				2022 Monthly Allocation	\$ 1,268.06