

Har-Ber Meadows POA, Inc.

Balance Sheet

As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1030 · Cash - Signature Bank	290,624.51
1041 · CD - Signature Bank	109,578.53
Total Checking/Savings	400,203.04
Accounts Receivable	
1110 · Accounts Receivable	175,361.36
Total Accounts Receivable	175,361.36
Other Current Assets	
1350 · Prepaid Expenses	
Prepaid Expense-EverGreen Lawns	10,048.50
Prepaid Expense-Insurance	
Cincinnati-D&O	1,309.25
Philadelphia-GL&PC	5,834.58
Travelers-WC	1,759.32
Total Prepaid Expense-Insurance	8,903.15
Total 1350 · Prepaid Expenses	18,951.65
Total Other Current Assets	18,951.65
Total Current Assets	594,516.05
Fixed Assets	0.00
TOTAL ASSETS	594,516.05
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	3,364.48
Total Accounts Payable	3,364.48
Other Current Liabilities	
2300 · Deferred Income - Dues	339,128.50
Total Other Current Liabilities	339,128.50
Total Current Liabilities	342,492.98
Total Liabilities	342,492.98
Equity	
3010 · Members' Equity - Designated	142,689.50
3011 · Members' Equity -Undesignated	837,372.97
3200 · Retained Earnings	-739,532.62
Net Income	11,493.22
Total Equity	252,023.07
TOTAL LIABILITIES & EQUITY	594,516.05

SCHEDULE OF FUTURE REPAIRS AND MAJOR REPLACEMENT
December 31, 2022

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	Reserve Allocation	2023 Funding Requirement	Reserve Allocation
Clubhouse:								
Pool resurface	20	2	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 50,000
Pool cool deck	20	5	\$ 28,644	\$ 28,644	\$ -	\$ 28,644	\$ -	\$ 28,644
Pool equipment	10	10	\$ 8,000	\$ -	\$ 800	\$ 800	\$ 800	\$ 1,600
Pool covers	10	10	\$ 15,000	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ 3,000
Fence	25	5	\$ 12,500	\$ 10,128	\$ 500	\$ 10,628	\$ 500	\$ 11,128
Dam Repair	NA	NA	NA	\$ 17,064	\$ 12,000	\$ 29,064	\$ 12,000	\$ 41,064
Well pump	15	15	\$ 2,500	\$ -	\$ 167	\$ 167	\$ 167	\$ 333
Recirculation pump	20	19	\$ 5,000	\$ 369	\$ 250	\$ 619	\$ 250	\$ 869
Irrigation Systems	20	0	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 20,000
			<u>\$ 141,644</u>	<u>\$ 126,205</u>	<u>\$ 15,217</u>	<u>\$ 141,422</u>	<u>\$ 15,217</u>	<u>\$ 156,638</u>
			<u>\$ 141,644</u>		<u>\$ 15,217</u>		<u>\$ 15,217</u>	
				Allocation/Mo.	\$ 1,268.06	Allocation/Mo.	\$ 1,268.06	