

BRETT CHAIREZ

CERTIFIED PUBLIC ACCOUNTANT AND CONSULTANT

November 30, 2021

TIMBER COVE HOMES ASSOCIATION

c/o General Manager

22098 Lyons Court

Jenner, CA 95450

Dear Board of Directors:

The Financial Accounting Standards Board (FASB) has issued an accounting standard, *ASC 606, Revenue from Contracts with Customers*, effective for all fiscal years ending December 31, 2019, and later for non-public companies (including common interest realty associations [CIRAs]). The core principle of this standard is that revenue recognized should reflect the transfer of promised services (or goods) to customers for the amount the entity expects to be paid.

This standard has created a great deal of confusion for CPAs serving the homeowner association (HOA) industry. The consideration for issue is based upon whether a vendor/customer relationship exists between the Association and owners. At this point, there is no consensus among CPAs regarding the existence of such a relationship, and therefore, the applicability of this standard for HOAs. Furthermore, neither the FASB nor the American Institute of CPAs (AICPA), has provided a formal position of whether, or how, this standard would apply to HOAs.

Prior to the issuance of ASC 606, the guidance for recognition of revenue was directed by the AICPA Accounting and Audit Guide for Common Interest Realty Associations, issued in 1991. In the nearly 30 years the industry has conformed to this guidance, board members and management companies have accepted and gained a thorough understanding of this reporting format.

The Association's financial statements presented for review as of April 30, 2021 have been prepared in this format, and are considered to be in conformity with generally accepted accounting principles (GAAP). This presentation demonstrates that, in the opinion of the Board of Directors, ASC 606 does not apply. This is also disclosed in Note 7 of the year-end report and included in the management representation letter. Approval and acceptance of the year end report and management representation letter confirms the Board of Director's understanding and opinion regarding the applicability of ASC 606.

Should formal guidance be issued at a future date, I will inform the Association and work with management to ensure financial statements continue to be presented in conformity with GAAP.

If there are questions or concerns regarding ASC 606, or the year end financial statements, please contact the office so they may be appropriately addressed.

Sincerely,

Brett Chairez

Brett Chairez, CPA
Healdsburg, CA

TIMBER COVE HOMES ASSOCIATION
FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION
YEAR ENDED APRIL 30, 2021

BRETT CHAIREZ
CERTIFIED PUBLIC ACCOUNTANT AND CONSULTANT

TIMBER COVE HOMES ASSOCIATION

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Directors and Members of
TIMBER COVE HOMES ASSOCIATION

I have reviewed the accompanying financial statements of Timber Cove Homes Association, which comprise the balance sheet as of April 30, 2021, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Association management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, I do not express such an opinion.

MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, which includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

ACCOUNTANT'S RESPONSIBILITY

My responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require me to perform procedures to obtain limited assurance as a basis for reporting whether I am aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. I believe that the results of the procedures provide a reasonable basis for my conclusion.

ACCOUNTANT'S CONCLUSION ON THE FINANCIAL STATEMENTS

Based on my review, I am not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

REPORT ON SUMMARIZED COMPARATIVE INFORMATION

I have previously reviewed the financial statements of Timber Cove Homes Association, as of and for the year ended April 30, 2020, and was not aware of any material modifications that should have been made to be in conformity with accounting principles generally accepted in the United States of America. The summarized comparative information presented herein, is consistent, in all material respects, with the reviewed financial statements from which it has been derived.

BRETT CHAIREZ

CERTIFIED PUBLIC ACCOUNTANT AND CONSULTANT

REPORT ON REQUIRED SUPPLEMENTARY INFORMATION

Accounting principles generally accepted in the United States of America require that the information about future major repairs and replacements of common property on page 12 be presented to supplement the basic financial statements. Such information, although not a required part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context. Such information is the responsibility of management. I have not audited, reviewed, or compiled the required supplementary information and I do not express an opinion, a conclusion, nor provide any assurance on it.

Brett Chairez

Certified Public Accountant

Healdsburg, CA

November 30, 2021

TIMBER COVE HOMES ASSOCIATION

BALANCE SHEET AS OF APRIL 30, 2021

	2021			2020	
	OPERATING FUND	REPLACEMENT FUND	TOTAL ALL FUNDS	TOTAL ALL FUNDS <i>(comparative purposes only)</i>	
ASSETS					
Cash and Cash Equivalents	\$ 149,105	\$ 48,087	\$ 197,192	\$	151,876
Assessments Receivable	36,429	-	36,429		7,104
Special Assessment Receivable	17,982	-	17,982		22,000
Allowance for Doubtful Accounts	(37,389)	-	(37,389)		-
Prepaid Insurance	-	-	-		4,817
Unexpired Insurance	-	-	-		19,099
Loan Receivable	-	-	-		5,000
Interfund Balances	(2,551)	2,551	-		-
TOTAL ASSETS	<u>\$ 163,576</u>	<u>\$ 50,638</u>	<u>\$ 214,214</u>	<u>\$</u>	<u>209,896</u>
LIABILITIES					
Assessments Received in Advance	\$ 85,986	\$ -	\$ 85,986	\$	67,176
Insurance Payable	-	-	-		12,044
Loan Payable	-	-	-		5,000
Deposits received	35,000	-	35,000		35,000
Payroll Liabilities	3,605	-	3,605		-
TOTAL LIABILITIES	124,591	-	124,591		119,220
FUND BALANCES	<u>38,985</u>	<u>50,638</u>	<u>89,623</u>		<u>90,676</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 163,576</u>	<u>\$ 50,638</u>	<u>\$ 214,214</u>	<u>\$</u>	<u>209,896</u>

See Accompanying Notes and Independent Accountant's Review Report

TIMBER COVE HOMES ASSOCIATION
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED APRIL 30, 2021

	2021			2020
	OPERATING FUND	REPLACEMENT FUND	TOTAL ALL FUNDS	TOTAL ALL FUNDS
				<i>(comparative purposes only)</i>
REVENUES				
Member Assessments	\$ 114,616	\$ -	\$ 114,616	\$ 117,923
Interest Income	290	226	516	656
Late Fees and Member Charges	4,629	-	4,629	3,411
Miscellaneous Income	4,703	-	4,703	15
TOTAL REVENUES	124,238	226	124,464	122,005
EXPENSES				
General and Administrative				
Insurance	26,707	-	26,707	18,865
Legal and Professional Fees	12,125	-	12,125	28,140
Office Expense	5,659	-	5,659	5,235
Tax, Licenses, and Permits	-	-	-	968
Other Administrative Expenses	2,883	-	2,883	2,651
Total General and Administrative	47,374	-	47,374	55,859
Repairs and Maintenance				
Common Area Maintenance	6,064	-	6,064	9,516
Total Repairs and Maintenance	6,064	-	6,064	9,516
Payroll				
Wages	45,181	-	45,181	45,568
Payroll Taxes	4,408	-	4,408	3,647
Other Payroll Expenses	386	-	386	-
Total Payroll	49,975	-	49,975	49,215
TOTAL EXPENSES	\$ 103,413	-	\$ 103,413	\$ 114,590
EXCESS OF REVENUES OVER EXPENSES	\$ 20,825	\$ 226	\$ 21,051	\$ 7,415
FUND BALANCES - BEGINNING	40,264	50,412	90,676	74,702
PRIOR PERIOD ADJUSTMENT	(22,104)	-	(22,104)	8,559
FUND BALANCES - ENDING	\$ 38,985	\$ 50,638	\$ 89,623	\$ 90,676

See Accompanying Notes and Independent Accountant's Review Report

TIMBER COVE HOMES ASSOCIATION

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED APRIL 30, 2021

	2021			2020
	OPERATING FUND	REPLACEMENT FUND	TOTAL ALL FUNDS	TOTAL ALL FUNDS
				(comparative purposes only)
EXCESS OF REVENUES OVER EXPENSES	\$ 20,825	\$ 226	\$ 21,051	\$ 7,415
Prior Period Adjustment	(22,104)	-	(22,104)	8,559
Accumulated Depreciation	-	-	-	(30,225)
Adjustments to reconcile excess of revenues over expenses to net cash provided by operating activities:				
(Increase) Decrease in Assets:				
Assessments Receivable	(29,325)	-	(29,325)	(7,104)
Special Assessment Receivable	4,018	-	4,018	(22,000)
Allowance for Doubtful Accounts	37,389	-	37,389	-
Prepaid Insurance	4,817	-	4,817	(4,817)
Unexpired Insurance	19,099	-	19,099	(19,099)
Increase (Decrease) in Liabilities:				
Assessments Received in Advance	18,810	-	18,810	4,804
Insurance Payable	(12,044)	-	(12,044)	12,044
Loan Payable	(5,000)	-	(5,000)	5,000
Deposits received	-	-	-	35,000
Payroll Liabilities	3,605	-	3,605	-
Net Cash Provided (Used) by Operating Activities	40,090	226	40,316	(10,423)
Cash flows from Investing Activities:				
Property, Plant, and Equipment	-	-	-	30,225
Net Cash Used by Investing Activities	-	-	-	30,225
Cash flows from Financing Activities:				
Interfund Balances	1,121	(1,121)	-	-
Loan Receivable	-	5,000	5,000	(5,000)
Net Cash Provided by Financing Activities	1,121	3,879	5,000	(5,000)
Net Increase in Cash and Cash Equivalents	\$ 41,211	\$ 4,105	\$ 45,316	\$ 14,802
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	107,894	43,982	151,876	137,074

See Accompanying Notes and Independent Accountant's Review Report

TIMBER COVE HOMES ASSOCIATION

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED APRIL 30, 2021

	2021			2020
	OPERATING FUND	REPLACEMENT FUND	TOTAL ALL FUNDS	TOTAL ALL FUNDS <i>(comparative purposes only)</i>
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 149,105	\$ 48,087	\$ 197,192	\$ 151,876
SUPPLEMENTAL DISCLOSURE				
Interest Paid	\$ 31	\$ -	\$ 31	\$ -
Income Taxes Paid	\$ -	\$ -	\$ -	\$ 314

See Accompanying Notes and Independent Accountant's Review Report

TIMBER COVE HOMES ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED APRIL 30, 2021

NOTE 1 - NATURE OF ORGANIZATION

Timber Cove Homes Association (the Association) was organized on December 16, 1964, as a California nonprofit mutual benefit corporation. The Association is responsible for the operation and maintenance of the common property within the development that consists of 215 residential units located in Jenner, California.

The Association derives its authority and responsibility from its governing documents (Articles of Incorporation, By-Laws and CC&Rs). It has the power to fix, levy, collect, and enforce payment of association assessments that it considers necessary to effectively conduct the business of the Association.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A) YEAR END

The Association has adopted a April 30 year-end.

B) PERVASIVENESS OF ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles required the Association to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

C) METHOD OF ACCOUNTING

The financial statements presented in this report have been prepared on the accrual method of accounting, recognizing revenue when earned and expenses when incurred, in accordance with generally accepted accounting principles.

D) FUND ACCOUNTING

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restriction on the use of financial resources, the financial statements reflect accounts using fund accounting methods. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund: This fund is used to account for financial resources available for the general operations of the Association.

Replacement Fund: This fund is used to accumulate financial resources designated for future major repairs and replacements.

Under California Civil Code §5510(b), "[t]he board of directors shall not expend funds designated as reserve [replacement] funds for any purpose other than the repair, restoration, replacement or maintenance of, or litigation involving the repair, restoration, replacement, or maintenance of, major components which the association is obligated to repair, restore, replace, or maintain and for which the reserve [replacement] fund was established."

TIMBER COVE HOMES ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED APRIL 30, 2021

Interfund Balances

These balances generally arise when cumulatively through the balance sheet date one fund pays expenses of another and is not reimbursed, does not remit revenues as required, or has otherwise borrowed from the other fund.

E) CASH AND CASH EQUIVALENTS

Cash and cash equivalents include not only currency on hand, but also demand deposits with banks or other financial institutions. It also includes other types of accounts that have the general characteristics of demand deposit in that the customer may deposit or withdraw funds at any time without prior notice or penalty, provided their original maturity is three months or less.

F) FAIR VALUE OF FINANCIAL INSTRUMENTS

The carrying amounts of financial instruments, including cash, certificates of deposit, accounts receivable and accounts payable approximate their fair market value due to the short term maturities of these instruments.

G) COMMON PROPERTY

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements, in accordance with prevalent industry practice.

H) SUMMARIZED COMPARATIVE INFORMATION

The financial statements include certain prior year summarized comparative information in total but not by fund. This information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles, and accordingly, such information is identified as "*comparative purposes only*", and should be read in conjunction with the Association's financial statements for the year ended April 30, 2020, from which the summarized information was derived.

I) MEMBER ASSESSMENTS

Association members are subject to monthly assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments receivable at the balance sheet date represent fees due from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are delinquent. Any excess assessments at year-end are retained by the Association for use in future years.

J) INTEREST INCOME

Interest income is allocated to the respective fund based on the interest-bearing deposits held in each account at their financial institutions.

TIMBER COVE HOMES ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED APRIL 30, 2021

NOTE 3 - INCOME TAX

For federal purposes, a homeowners' association may elect to be taxed under Internal Revenue Code (IRC) §528 as a homeowner's association or under IRC §277 as a regular corporation. The federal election is made annually by filing the appropriate income tax return with the Internal Revenue Service (IRS) Form 1120-H for homeowners' associations or Form 1120 for regular corporations.

For the year ended April 30, 2021, the Association elected to be taxed as a homeowners' association by filing federal Form 1120-H. Under that election, the Association is taxed at a flat rate of 30% on its nonexempt function income (income other than membership dues, fees, or assessments), less directly related expenses and a specific deduction of \$100. This return is subject to examination by the tax authority for three years following the due date of the return or the date filed, if later.

For state purposes, the Association received a Determination of Exemption from the California Franchise Tax Board (FTB) under California Revenue & Tax Code §23701(t). Under that exemption, the Association is taxed at the corporate rate of 8.84% on its nonexempt function income (income other than membership dues, fees, or assessments), less directly related expenses and a specific deduction of \$100. The Association is also required to file CA Form 199.

For both federal and state purposes, contribution to capital (i.e., funds accumulated for future major repairs and replacements) held in separate accounts are not taxable under IRC §118.

For the year ending April 30, 2021, the Association did not have a tax liability.

NOTE 4 - FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds (cash and cash equivalents less payables and accrued expenses) that aggregate \$48,087 at April 30, 2021, are held in separate accounts and generally are not available for operating purposes.

California Civil Code §5500 requires that "[a]t least once every three years the board of directors shall cause to be conducted a ... visual inspection of the ... major components [of] the [A]ssociation.... The board shall review this study annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review."

In accordance with the California Civil Code, the board of directors hired Reserve Analysis Consulting, L.L.C. (an independent professional) to conduct a study, without site visit, which was completed in March 2018 for the year ending 2018-2019, and beyond, to estimate the remaining useful lives and the replacement costs of the components of common property, and to estimate the assessment necessary to defray the cost of future major repairs and replacements. The board has reviewed this study annually. The estimates were based on current estimated replacement costs. Funding requirements consider an annual inflation rate of 3.0% and interest of 2.0%, on amounts funded for future major repairs and replacements.

The table included on page 12 in the unaudited Supplementary Information on Future Major Repairs and Replacements is based on the current study.

In accordance with the Association's governing documents, the board is funding for major repairs and

TIMBER COVE HOMES ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED APRIL 30, 2021

replacements over the estimated useful lives of the components based on the study's estimates of current replacement costs and for the estimated repair costs of the components and considering amounts previously accumulated in the replacement fund. However, actual expenditures as well as investment income may vary from the estimated amounts, and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, however, the Association has the right to increase regular replacement fund assessments or levy special assessments for major repairs and replacements or delay major repairs and replacements until funds are available.

NOTE 5 - SUBSEQUENT EVENTS

The Association has evaluated subsequent events through November 30, 2021, the date these financial statements were available to be issued.

NOTE 6 - COVID 19

In early 2020, an outbreak of the novel strain of coronavirus (COVID-19) emerged globally. As a result, there have been mandates from federal, state, and local authorities that have created various and continuing impacts on the finance and operations of the Association. However, the ultimate impact of COVID-19 on the Association is unknown and not reasonably estimable at this time.

NOTE 7 - REVENUE RECOGNITION

Assessment revenue is recognized when assessments are due. Any amounts received in advance of the due date are deferred until due. The Financial Accounting Standards Board issued Accounting Standards Code (ASC) 606 requiring the deferral of the recognition of income until the services are rendered. The Association has determined ASC 606 does not apply to the Association as no customer relationship exists as it is defined by the Code. The Association does not defer the recognition of any portion of revenue as a Contract Liability.

NOTE 8 - ALLOWANCE FOR DOUBTFUL ACCOUNTS

The Allowance for Doubtful Accounts is based on assessments that are in the process of foreclosure, a lien filed, or where management has determined timely collection is impaired. The assessments are approximately \$37,389 as of April 30, 2021.

NOTE 9 - PRIOR PERIOD ADJUSTMENT

During the year ended April 30, 2021, certain adjustments were required as a result of further examination of association records and the conversion to the accrual basis of accounting. The cumulative effect of the adjustment is a \$22,104 decrease to the beginning Operating Fund balance.

TIMBER COVE HOMES ASSOCIATION
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS
[UNAUDITED]
FOR THE YEAR ENDED APRIL 30, 2021

SUPPLEMENTARY INFORMATION ON
FUTURE MAJOR REPAIRS AND REPLACEMENTS

TIMBER COVE HOMES ASSOCIATION
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS
[UNAUDITED]
FOR THE YEAR ENDED APRIL 30, 2021

The Association's board of directors hired Reserve Analysis Consulting, L.L.C. (an independent professional) to conduct a reserve study, without site visit, which was completed in March 2018 to estimate the remaining useful lives and the replacement costs of the components of common property and to estimate the assessment necessary to defray the cost of future major repairs and replacements for the year ended April 30, 2021, and beyond. At the time of the study, the estimated percent funded was 23%. Replacement costs were based on the estimated current costs to repair or replace the common property components at the date of the study.

The following information is based on the study and presents significant information in summary form about the components of common property. A detailed list of the components and their estimated remaining useful lives and replacement costs is available from the Association.

Components	Estimated Useful Lives (Years)	Estimated Remaining Lives (Years)	Estimated Current Replacement Cost
Roadways	0 - 80	0 - 30	\$ 465,625
Other Components	1 - 3	1 - 1	3,800
	Total Replacement Fund Current Costs		<u>\$ 469,425</u>
	Replacement Fund Balance at April 30, 2021		<u>\$ 50,638</u>
	Replacement Fund Balance at April 30, 2020		<u>\$ 50,412</u>

Replacement Funding Summary

Annual Assessment	\$ -
Assessment recommended per Reserve Study	<u>27,041</u>
Deficit (less than assessment recommended per reserve study)	<u>\$ (27,041)</u>

NOTE: If there is a deficiency, the Association may have to increase regular Replacement Fund assessments or levy a Special Assessment

Timber Cove Homes Association: Operating Fund
Year End: April 30, 2021
Trial Balance - Operating Fund

Prepared by	Reviewed by
BC 12/2/2021	BC 12/2/2021

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Account	Prelim	Adj's	Reclass	Rep
1000 OF RCU-10 Checking 10	0.00			
A01 CONSOLIDATING BALANCE:		27,791.00	0.00	
1000 OF RCU-10 Checking 10	0.00	27,791.00	0.00	27,791.00
1010 OF RCU-22 Annual 21/22	0.00			
A01 CONSOLIDATING BALANCE:		85,986.00	0.00	
1010 OF RCU-22 Annual 21/22	0.00	85,986.00	0.00	85,986.00
1050 OF RCU-24 Dues 2015/16	0.00			
A01 CONSOLIDATING BALANCE:		2.00	0.00	
1050 OF RCU-24 Dues 2015/16	0.00	2.00	0.00	2.00
1060 OF RCU-25 B MM Dues 2019-20	0.00			
A01 CONSOLIDATING BALANCE:		5.00	0.00	
1060 OF RCU-25 B MM Dues 2019-20	0.00	5.00	0.00	5.00
1075 OF RCU-26 B MM Dues 2016-17	0.00			
A01 CONSOLIDATING BALANCE:		1.00	0.00	
1075 OF RCU-26 B MM Dues 2016-17	0.00	1.00	0.00	1.00
1175 OF RCU-20 Performance Bond	0.00			
A01 CONSOLIDATING BALANCE:		35,319.00	0.00	
1175 OF RCU-20 Performance Bond	0.00	35,319.00	0.00	35,319.00
1180 OF RCU-27 Annual Dues 20/21	0.00			
A01 CONSOLIDATING BALANCE:		1.00	0.00	
1180 OF RCU-27 Annual Dues 20/21	0.00	1.00	0.00	1.00
1200 OF Accounts Receivable	0.00			
A02 BEGINNING BALANCES - To		7,104.00	0.00	
A07 ASSESSMENTS RECEIVABLE		29,325.00	0.00	
1200 OF Accounts Receivable	0.00	36,429.00	0.00	36,429.00
1220 OF Special Assessment Receivable	0.00			
A02 BEGINNING BALANCES - To		22,000.00	0.00	
A06 OWNER PAYMENTS - To rec		(4,018.00)	0.00	
1220 OF Special Assessment Receivable	0.00	17,982.00	0.00	17,982.00
1250 OF Allowance for Doubtful Account	0.00			
A08 ALLOWANCE FOR DOUBTFUL		(37,389.00)	0.00	
1250 OF Allowance for Doubtful Account	0.00	(37,389.00)	0.00	(37,389.00)
1330 OF Prepaid Insurance	0.00			
A02 BEGINNING BALANCES - To		4,817.00	0.00	
A04 INSURANCE - To recognize p		(4,817.00)	0.00	
1330 OF Prepaid Insurance	0.00	0.00	0.00	0.00
1340 OF Unexpired Insurance	0.00			
A02 BEGINNING BALANCES - To		19,099.00	0.00	
A04 INSURANCE - To recognize p		(19,099.00)	0.00	

12/20/2021
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Brett Chairez, CPA

Page 1

Timber Cove Homes Association: Operating Fund
Year End: April 30, 2021
Trial Balance - Operating Fund

Prepared by	Reviewed by
BC 12/2/2021	BC 12/2/2021

FS.TB. OF-1

Account	Prelim	Adj's	Reclass	Rep
1340 OF Unexpired Insurance	0.00	0.00	0.00	0.00
1625 OF RCU Dues 2019/20	0.00	0.00	0.00	0.00
2280 OF Due to Reserve Fund	0.00			
A02 BEGINNING BALANCES - To		(1,430.00)	0.00	
A09 INTERFUND BALANCES - To		(1,121.00)	0.00	
2280 OF Due to Reserve Fund	0.00	(2,551.00)	0.00	(2,551.00)
A Assets	0.00	163,576.00	0.00	163,576.00
2075 OF Prepaid Dues	0.00			
A02 BEGINNING BALANCES - To		(67,176.00)	0.00	
A03 ASSESSMENTS RECEIVED I		(18,810.00)	0.00	
2075 OF Prepaid Dues	0.00	(85,986.00)	0.00	(85,986.00)
2100 OF Payroll Liabilities	0.00			
A10 PAYROLL - To reconcile wage		(3,605.00)	0.00	
2100 OF Payroll Liabilities	0.00	(3,605.00)	0.00	(3,605.00)
2295 OF Interfund Loan Payable	0.00			
A02 BEGINNING BALANCES - To		(5,000.00)	0.00	
A05 INTERFUND LOAN - To remo		5,000.00	0.00	
2295 OF Interfund Loan Payable	0.00	0.00	0.00	0.00
2340 OF Insurance Payable	0.00			
A02 BEGINNING BALANCES - To		(12,044.00)	0.00	
A04 INSURANCE - To recognize p		12,044.00	0.00	
2340 OF Insurance Payable	0.00	0.00	0.00	0.00
2700 OF Performance Bonds	0.00			
A02 BEGINNING BALANCES - To		(35,000.00)	0.00	
2700 OF Performance Bonds	0.00	(35,000.00)	0.00	(35,000.00)
L Liabilities	0.00	(124,591.00)	0.00	(124,591.00)
3000 OF Retained Earnings TCHA	0.00	0.00	0.00	0.00
3050 OF Retained Earnings	0.00			
A02 BEGINNING BALANCES - To		(40,264.00)	0.00	
3050 OF Retained Earnings	0.00	(40,264.00)	0.00	(40,264.00)
3105 OF Prior Period Adjustment	0.00			
A01 CONSOLIDATING BALANCE:		(120,126.00)	0.00	
A02 BEGINNING BALANCES - To		104,015.00	0.00	
A03 ASSESSMENTS RECEIVED I		18,810.00	0.00	
A07 ASSESSMENTS RECEIVABL		(29,325.00)	0.00	
A08 ALLOWANCE FOR DOUBTFI		37,389.00	0.00	
A10 PAYROLL - To reconcile wage		11,341.00	0.00	
3105 OF Prior Period Adjustment	0.00	22,104.00	0.00	22,104.00

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Timber Cove Homes Association: Operating Fund
Year End: April 30, 2021
Trial Balance - Operating Fund

Prepared by	Reviewed by
BC 12/2/2021	BC 12/2/2021

FS.TB. OF-2

Account	Prelim	Adj's	Reclass	Rep
F Fund Balance	0.00	(18,160.00)	0.00	(18,160.00)
4050 OF Finance Charges Income	0.00	0.00	0.00	0.00
4075 OF Interest Income	0.00			
A01 CONSOLIDATING BALANCE:		(290.00)	0.00	
4075 OF Interest Income	0.00	(290.00)	0.00	(290.00)
4100 OF Late Fee Income	0.00			
A01 CONSOLIDATING BALANCE:		(3,256.00)	0.00	
A06 OWNER PAYMENTS - To rec		627.00	0.00	
4100 OF Late Fee Income	0.00	(2,629.00)	0.00	(2,629.00)
4125 OF Membership Dues Income	0.00			
A01 CONSOLIDATING BALANCE:		(100,788.00)	0.00	
A06 OWNER PAYMENTS - To rec		(13,828.00)	0.00	
4125 OF Membership Dues Income	0.00	(114,616.00)	0.00	(114,616.00)
4175 OF Transfer Fees Income	0.00			
A01 CONSOLIDATING BALANCE:		(2,000.00)	0.00	
4175 OF Transfer Fees Income	0.00	(2,000.00)	0.00	(2,000.00)
4200 OF Miscellaneous Income	0.00			
A01 CONSOLIDATING BALANCE:		(5,000.00)	0.00	
A05 INTERFUND LOAN - To remo		5,000.00	0.00	
4200 OF Miscellaneous Income	0.00	0.00	0.00	0.00
4250 OF Refunds Received	0.00			
A01 CONSOLIDATING BALANCE:		(4,703.00)	0.00	
4250 OF Refunds Received	0.00	(4,703.00)	0.00	(4,703.00)
R Revenue	0.00	(124,238.00)	0.00	(124,238.00)
5050 OF Annual Meeting	0.00	0.00	0.00	0.00
5052 OF Annual Elections	0.00			
A01 CONSOLIDATING BALANCE:		830.00	0.00	
5052 OF Annual Elections	0.00	830.00	0.00	830.00
5125 OF Office Expense (Utilities, etc)	0.00			
A01 CONSOLIDATING BALANCE:		1,631.00	0.00	
A01 CONSOLIDATING BALANCE:		14.00	0.00	
A01 CONSOLIDATING BALANCE:		363.00	0.00	
A01 CONSOLIDATING BALANCE:		1,078.00	0.00	
A01 CONSOLIDATING BALANCE:		598.00	0.00	
5125 OF Office Expense (Utilities, etc)	0.00	3,684.00	0.00	3,684.00
5150 OF Administrative/Bookkeeping	0.00			
A01 CONSOLIDATING BALANCE:		350.00	0.00	

Timber Cove Homes Association: Operating Fund
Year End: April 30, 2021
Trial Balance - Operating Fund

Prepared by	Reviewed by
BC 12/2/2021	BC 12/2/2021

FS.TB. OF-3

Account	Prelim	Adj's	Reclass	Rep
A01 CONSOLIDATING BALANCE:		350.00	0.00	
5150 OF Administrative/Bookkeeping	0.00	700.00	0.00	700.00
5160 OF Interest Expense	0.00			
A01 CONSOLIDATING BALANCE:		31.00	0.00	
5160 OF Interest Expense	0.00	31.00	0.00	31.00
5175 OF Manager	0.00			
A01 CONSOLIDATING BALANCE:		44,639.00	0.00	
A10 PAYROLL - To reconcile wage		542.00	0.00	
5175 OF Manager	0.00	45,181.00	0.00	45,181.00
5250 OF Legal	0.00			
A01 CONSOLIDATING BALANCE:		9,975.00	0.00	
5250 OF Legal	0.00	9,975.00	0.00	9,975.00
5275 OF Office Supplies & Equipment	0.00			
A01 CONSOLIDATING BALANCE:		527.00	0.00	
A01 CONSOLIDATING BALANCE:		748.00	0.00	
5275 OF Office Supplies & Equipment	0.00	1,275.00	0.00	1,275.00
5300 OF Road Maintenance	0.00			
A01 CONSOLIDATING BALANCE:		3,564.00	0.00	
5300 OF Road Maintenance	0.00	3,564.00	0.00	3,564.00
5355 OF Tree Removal	0.00			
A01 CONSOLIDATING BALANCE:		2,500.00	0.00	
5355 OF Tree Removal	0.00	2,500.00	0.00	2,500.00
5400 OF Accounting/CPA	0.00			
A01 CONSOLIDATING BALANCE:		2,150.00	0.00	
5400 OF Accounting/CPA	0.00	2,150.00	0.00	2,150.00
5425 OF Bank Service Charges	0.00			
A01 CONSOLIDATING BALANCE:		156.00	0.00	
5425 OF Bank Service Charges	0.00	156.00	0.00	156.00
5475 OF Insurance Liability/Workers Cor	0.00			
A01 CONSOLIDATING BALANCE:		12,293.00	0.00	
A01 CONSOLIDATING BALANCE:		2,542.00	0.00	
A04 INSURANCE - To recognize p		19,099.00	0.00	
A04 INSURANCE - To recognize p		(12,044.00)	0.00	
A04 INSURANCE - To recognize p		4,817.00	0.00	
5475 OF Insurance Liability/Workers Cor	0.00	26,707.00	0.00	26,707.00
5500 OF Miscellaneous	0.00			
A01 CONSOLIDATING BALANCE:		5,000.00	0.00	
A01 CONSOLIDATING BALANCE:		1,866.00	0.00	
A05 INTERFUND LOAN - To remo		(5,000.00)	0.00	
5500 OF Miscellaneous	0.00	1,866.00	0.00	1,866.00

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Timber Cove Homes Association: Operating Fund
Year End: April 30, 2021
Trial Balance - Operating Fund

Prepared by	Reviewed by
BC 12/2/2021	BC 12/2/2021

FS.TB. OF-4

Account	Prelim	Adj's	Reclass	Rep
5525 OF Payroll Taxes	0.00			
A01 CONSOLIDATING BALANCE:		12,686.00	0.00	
A10 PAYROLL - To reconcile wages		(8,278.00)	0.00	
5525 OF Payroll Taxes	0.00	4,408.00	0.00	4,408.00
5529 OF Payroll Expenses	0.00			
A01 CONSOLIDATING BALANCE:		384.00	0.00	
A01 CONSOLIDATING BALANCE:		2.00	0.00	
5529 OF Payroll Expenses	0.00	386.00	0.00	386.00
5750 OF Income Tax Federal and State	0.00	0.00	0.00	0.00
E Expenses	0.00	103,413.00	0.00	103,413.00
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income (Loss)	0.00			20,825.00

Timber Cove Homes Association: Replacement

Year End: April 30, 2021

Trial Balance - Replacement Fund

Prepared by	Reviewed by
BC 12/2/2021	BC 12/2/2021

FS.TB. RF

Account	Prelim	Adj's	Reclass	Rep
1150 RF RCU-23 B MM Reserve	0.00			
A01 CONSOLIDATING BALANCE:		48,007.00	0.00	
1150 RF RCU-23 B MM Reserve	0.00	48,007.00	0.00	48,007.00
1185 RF RCU-01 Special Assessment	0.00			
A01 CONSOLIDATING BALANCE:		80.00	0.00	
1185 RF RCU-01 Special Assessment	0.00	80.00	0.00	80.00
1280 RF Due from Operating Account	0.00			
A02 BEGINNING BALANCES - To		1,430.00	0.00	
A09 INTERFUND BALANCES - To		1,121.00	0.00	
1280 RF Due from Operating Account	0.00	2,551.00	0.00	2,551.00
1295 RF Interfund Loan Receivable	0.00			
A02 BEGINNING BALANCES - To		5,000.00	0.00	
A05 INTERFUND LOAN - To remo		(5,000.00)	0.00	
1295 RF Interfund Loan Receivable	0.00	0.00	0.00	0.00
A Assets	0.00	50,638.00	0.00	50,638.00
3505 RF Fund Balance - Replacement Fi	0.00			
A02 BEGINNING BALANCES - To		(50,412.00)	0.00	
3505 RF Fund Balance - Replacement Fi	0.00	(50,412.00)	0.00	(50,412.00)
F Fund Balance	0.00	(50,412.00)	0.00	(50,412.00)
4076 RF Interest Income	0.00			
A01 CONSOLIDATING BALANCE:		(226.00)	0.00	
4076 RF Interest Income	0.00	(226.00)	0.00	(226.00)
R Revenue	0.00	(226.00)	0.00	(226.00)
	0.00	0.00	0.00	0.00
Net Income (Loss)	0.00			226.00

Timber Cove Homes Association

Year End: April 30, 2021

Adjusting Journal Entries

Date: 5/1/2020 To 4/30/2021

Prepared by	Reviewed by
BC 12/2/2021	BC 12/2/2021

FS.AJE

Number	Date	Name	Account No	Debit	Credit
A01	4/30/2021	RCU-10 Checking 10	1000 OF	27,791.00	
A01	4/30/2021	RCU-22 Annual 21/22	1010 OF	85,986.00	
A01	4/30/2021	RCU-24 Dues 2015/16	1050 OF	2.00	
A01	4/30/2021	RCU-25 B MM Dues 2019-20	1060 OF	5.00	
A01	4/30/2021	RCU-26 B MM Dues 2016-17	1075 OF	1.00	
A01	4/30/2021	RCU-23 B MM Reserve	1150 RF	48,007.00	
A01	4/30/2021	RCU-20 Performance Bond	1175 OF	35,319.00	
A01	4/30/2021	RCU-27 Annual Dues 20/21	1180 OF	1.00	
A01	4/30/2021	RCU-01 Special Assessment	1185 RF	80.00	
A01	4/30/2021	Annual Elections	5052 OF	830.00	
A01	4/30/2021	Office Expense (Utilities, etc)	5125 OF	1,631.00	
A01	4/30/2021	Administrative/Bookkeeping	5150 OF	350.00	
A01	4/30/2021	Manager	5175 OF	44,639.00	
A01	4/30/2021	Legal	5250 OF	9,975.00	
A01	4/30/2021	Office Supplies & Equipment	5275 OF	527.00	
A01	4/30/2021	Road Maintenance	5300 OF	3,564.00	
A01	4/30/2021	Tree Removal	5355 OF	2,500.00	
A01	4/30/2021	Accounting/CPA	5400 OF	2,150.00	
A01	4/30/2021	Insurance Liability/Workers Comp	5475 OF	12,293.00	
A01	4/30/2021	Miscellaneous	5500 OF	5,000.00	
A01	4/30/2021	Miscellaneous	5500 OF	1,866.00	
A01	4/30/2021	Payroll Taxes	5525 OF	12,686.00	
A01	4/30/2021	Payroll Expenses	5529 OF	384.00	
A01	4/30/2021	Interest Expense	5160 OF	31.00	
A01	4/30/2021	Bank Service Charges	5425 OF	156.00	
A01	4/30/2021	Office Expense (Utilities, etc)	5125 OF	14.00	
A01	4/30/2021	Office Expense (Utilities, etc)	5125 OF	363.00	
A01	4/30/2021	Insurance Liability/Workers Comp	5475 OF	2,542.00	
A01	4/30/2021	Office Supplies & Equipment	5275 OF	748.00	
A01	4/30/2021	Payroll Expenses	5529 OF	2.00	
A01	4/30/2021	Office Expense (Utilities, etc)	5125 OF	1,078.00	
A01	4/30/2021	Office Expense (Utilities, etc)	5125 OF	598.00	
A01	4/30/2021	Administrative/Bookkeeping	5150 OF	350.00	
A01	4/30/2021	Prior Period Adjustment	3105 OF		120,126.00
A01	4/30/2021	Prior Period Adjustment	3205 RF		47,861.00
A01	4/30/2021	Interest Income	4075 OF		290.00
A01	4/30/2021	Interest Income	4076 RF		226.00
A01	4/30/2021	Late Fee Income	4100 OF		3,256.00
A01	4/30/2021	Membership Dues Income	4125 OF		100,788.00
A01	4/30/2021	Membership Dues - Prior Year Collectible	4126 OF		13,201.00
A01	4/30/2021	Transfer Fees Income	4175 OF		2,000.00
A01	4/30/2021	Miscellaneous Income	4200 OF		5,000.00
A01	4/30/2021	Refunds Received	4250 OF		4,703.00
A01	4/30/2021	Emergency Assessment Collected	4275 OF		4,018.00

CONSOLIDATING BALANCES -

To record client provided financial information, as reported
in monthly treasurer reports, and consolidated for FYE
4/30/21.

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Timber Cove Homes Association

Year End: April 30, 2021

Adjusting Journal Entries

Date: 5/1/2020 To 4/30/2021

Prepared by	Reviewed by
BC 12/2/2021	BC 12/2/2021

FS.AJE-1

Number	Date	Name	Account No	Debit	Credit
A02	4/30/2021	Accounts Receivable	1200 OF	7,104.00	
A02	4/30/2021	Special Assessment Receivable	1220 OF	22,000.00	
A02	4/30/2021	Prepaid Insurance	1330 OF	4,817.00	
A02	4/30/2021	Unexpired Insurance	1340 OF	19,099.00	
A02	4/30/2021	Due from Operating Account	1280 RF	1,430.00	
A02	4/30/2021	Interfund Loan Receivable	1295 RF	5,000.00	
A02	4/30/2021	Prior Period Adjustment	3105 OF	104,015.00	
A02	4/30/2021	Prior Period Adjustment	3205 RF	47,861.00	
A02	4/30/2021	Due to Reserve Fund	2280 OF		1,430.00
A02	4/30/2021	Prepaid Dues	2075 OF		67,176.00
A02	4/30/2021	Interfund Loan Payable	2295 OF		5,000.00
A02	4/30/2021	Insurance Payable	2340 OF		12,044.00
A02	4/30/2021	Performance Bonds	2700 OF		35,000.00
A02	4/30/2021	Retained Earnings	3050 OF		40,264.00
A02	4/30/2021	Fund Balance - Replacement Fund	3505 RF		50,412.00
BEGINNING BALANCES -					
To record prior year report balances and reconcile to approved CPA report.					
A03	4/30/2021	Prior Period Adjustment	3105 OF	18,810.00	
A03	4/30/2021	Prepaid Dues	2075 OF		18,810.00
ASSESSMENTS RECEIVED IN ADVANCE -					
To reconcile account balance to owner payments received as of year end, as reported in bank account ("RCU-22 Annual 21/22").					
A04	4/30/2021	Insurance Liability/Workers Comp	5475 OF	19,099.00	
A04	4/30/2021	Insurance Payable	2340 OF	12,044.00	
A04	4/30/2021	Insurance Liability/Workers Comp	5475 OF	4,817.00	
A04	4/30/2021	Unexpired Insurance	1340 OF		19,099.00
A04	4/30/2021	Insurance Liability/Workers Comp	5475 OF		12,044.00
A04	4/30/2021	Prepaid Insurance	1330 OF		4,817.00
INSURANCE -					
To recognize prepaid insurance and insurance payable balances in the current year, and match to the period in with the coverage was allocated.					
A05	4/30/2021	Interfund Loan Payable	2295 OF	5,000.00	
A05	4/30/2021	Miscellaneous Income	4200 OF	5,000.00	
A05	4/30/2021	Miscellaneous	5500 OF		5,000.00
A05	4/30/2021	Interfund Loan Receivable	1295 RF		5,000.00
INTERFUND LOAN -					
To remove interfund loan outstanding as of the prior year end, that was repaid in full on September 30, 2020.					
A06	4/30/2021	Membership Dues - Prior Year Collectible	4126 OF	13,201.00	

12/20/2021

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Brett Chairez, CPA

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Timber Cove Homes Association

Year End: April 30, 2021

Adjusting Journal Entries

Date: 5/1/2020 To 4/30/2021

Prepared by	Reviewed by
BC 12/2/2021	BC 12/2/2021

FS.AJE-2

Number	Date	Name	Account No	Debit	Credit
A06	4/30/2021	Late Fee Income	4100 OF	627.00	
A06	4/30/2021	Emergency Assessment Collected	4275 OF	4,018.00	
A06	4/30/2021	Membership Dues Income	4125 OF		13,828.00
A06	4/30/2021	Special Assessment Receivable	1220 OF		4,018.00
OWNER PAYMENTS - To reconcile cash receipts to the appropriate revenue accounts and reconcile outstanding Special Assessment balance, as confirmed by management.					
A07	4/30/2021	Accounts Receivable	1200 OF	29,325.00	
A07	4/30/2021	Prior Period Adjustment	3105 OF		29,325.00
ASSESSMENTS RECEIVABLE - To reconcile assessments receivable balance as of year end to amount confirmed by management.					
A08	4/30/2021	Prior Period Adjustment	3105 OF	37,389.00	
A08	4/30/2021	Allowance for Doubtful Account	1250 OF		37,389.00
ALLOWANCE FOR DOUBTFUL ACCOUNTS - To record an estimate of uncollectible accounts as of year end, based on discussions with management.					
A09	4/30/2021	Due from Operating Account	1280 RF	1,121.00	
A09	4/30/2021	Due to Reserve Fund	2280 OF		1,121.00
INTERFUND BALANCES - To reconcile interfund balances as of year end.					
A10	4/30/2021	Manager	5175 OF	542.00	
A10	4/30/2021	Prior Period Adjustment	3105 OF	11,341.00	
A10	4/30/2021	Payroll Taxes	5525 OF		8,278.00
A10	4/30/2021	Payroll Liabilities	2100 OF		3,605.00
PAYROLL - To reconcile wage, tax, and related payroll expense to detail reports for employer expenses only.					
				675,129.00	675,129.00
Net Income (Loss)			21,051.00		

Timber Cove Homes Association

Year End: April 30, 2021

Reclassifying Journal Entries

Date: 5/1/2020 To 4/30/2021

Prepared by	Reviewed by
BC 11/2/2021	BC 11/2/2021

FS.RJE

Number	Date	Name	Account No	Debit	Credit
				0.00	0.00
		Net Income (Loss)	21,051.00		

Timber Cove Homes Association: Operating F

Year End: April 30, 2021

Trial Balance by Map Number (OF)

Prepared by	Reviewed by
BC 12/2/2021	BC 12/2/2021

FS.TB.MOF

Account	Prelim	Adj's	Reclass	Rep
1000 OF RCU-10 Checking 10	0.00	27,791.00	0.00	27,791.00
1010 OF RCU-22 Annual 21/22	0.00	85,986.00	0.00	85,986.00
1050 OF RCU-24 Dues 2015/16	0.00	2.00	0.00	2.00
1060 OF RCU-25 B MM Dues 2019-20	0.00	5.00	0.00	5.00
1075 OF RCU-26 B MM Dues 2016-17	0.00	1.00	0.00	1.00
1175 OF RCU-20 Performance Bond	0.00	35,319.00	0.00	35,319.00
1180 OF RCU-27 Annual Dues 20/21	0.00	1.00	0.00	1.00
100 Cash and Cash Equivalents	0.00	149,105.00	0.00	149,105.00
1200 OF Accounts Receivable	0.00	36,429.00	0.00	36,429.00
110 Assessments Receivable	0.00	36,429.00	0.00	36,429.00
1220 OF Special Assessment Receivable	0.00	17,982.00	0.00	17,982.00
113 Special Assessment Receivable	0.00	17,982.00	0.00	17,982.00
1250 OF Allowance for Doubtful Account	0.00	(37,389.00)	0.00	(37,389.00)
119 Allowance for Doubtful Account:	0.00	(37,389.00)	0.00	(37,389.00)
2280 OF Due to Reserve Fund	0.00	(2,551.00)	0.00	(2,551.00)
190.100 Due from Operating Fund	0.00	(2,551.00)	0.00	(2,551.00)
2075 OF Prepaid Dues	0.00	(85,986.00)	0.00	(85,986.00)
205 Assessments Received in Advar	0.00	(85,986.00)	0.00	(85,986.00)
2700 OF Performance Bonds	0.00	(35,000.00)	0.00	(35,000.00)
228.100 Deposits received	0.00	(35,000.00)	0.00	(35,000.00)
2100 OF Payroll Liabilities	0.00	(3,605.00)	0.00	(3,605.00)
270 Payroll Liabilities	0.00	(3,605.00)	0.00	(3,605.00)
3050 OF Retained Earnings	0.00	(40,264.00)	0.00	(40,264.00)
301 Fund Balance (Deficit) - Beginnii	0.00	(40,264.00)	0.00	(40,264.00)
3105 OF Prior Period Adjustment	0.00	22,104.00	0.00	22,104.00
310 Prior Period Adjustment	0.00	22,104.00	0.00	22,104.00
4125 OF Membership Dues Income	0.00	(114,616.00)	0.00	(114,616.00)
400 Member Assessments	0.00	(114,616.00)	0.00	(114,616.00)
4075 OF Interest Income	0.00	(290.00)	0.00	(290.00)
402 Interest Income	0.00	(290.00)	0.00	(290.00)
4100 OF Late Fee Income	0.00	(2,629.00)	0.00	(2,629.00)
4175 OF Transfer Fees Income	0.00	(2,000.00)	0.00	(2,000.00)
403 Late Fees and Member Charges	0.00	(4,629.00)	0.00	(4,629.00)
4250 OF Refunds Received	0.00	(4,703.00)	0.00	(4,703.00)
406 Miscellaneous Income	0.00	(4,703.00)	0.00	(4,703.00)
5475 OF Insurance Liability/Workers Con	0.00	26,707.00	0.00	26,707.00

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Brett Chairez, CPA

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Timber Cove Homes Association: Operating F
Year End: April 30, 2021
Trial Balance by Map Number (OF)

Prepared by	Reviewed by
BC 12/2/2021	BC 12/2/2021

FS.TB.MOF-1

Account	Prelim	Adj's	Reclass	Rep
510. 3 Insurance	0.00	26,707.00	0.00	26,707.00
5250 OF Legal	0.00	9,975.00	0.00	9,975.00
5400 OF Accounting/CPA	0.00	2,150.00	0.00	2,150.00
510. 4 Legal and Professional Fees	0.00	12,125.00	0.00	12,125.00
5125 OF Office Expense (Utilities, etc)	0.00	3,684.00	0.00	3,684.00
5150 OF Administrative/Bookkeeping	0.00	700.00	0.00	700.00
5275 OF Office Supplies & Equipment	0.00	1,275.00	0.00	1,275.00
510. 5 Office Expense	0.00	5,659.00	0.00	5,659.00
5052 OF Annual Elections	0.00	830.00	0.00	830.00
5160 OF Interest Expense	0.00	31.00	0.00	31.00
5425 OF Bank Service Charges	0.00	156.00	0.00	156.00
5500 OF Miscellaneous	0.00	1,866.00	0.00	1,866.00
510. 10 Other Administrative Expens	0.00	2,883.00	0.00	2,883.00
5300 OF Road Maintenance	0.00	3,564.00	0.00	3,564.00
5355 OF Tree Removal	0.00	2,500.00	0.00	2,500.00
525. 2 Common Area Maintenance	0.00	6,064.00	0.00	6,064.00
5175 OF Manager	0.00	45,181.00	0.00	45,181.00
545. 1 Wages	0.00	45,181.00	0.00	45,181.00
5525 OF Payroll Taxes	0.00	4,408.00	0.00	4,408.00
545. 2 Payroll Taxes	0.00	4,408.00	0.00	4,408.00
5529 OF Payroll Expenses	0.00	386.00	0.00	386.00
545. 10 Other Payroll Expenses	0.00	386.00	0.00	386.00
	0.00	0.00	0.00	0.00
Net Income (Loss)	0.00			20,825.00

Timber Cove Homes Association: Replacement

Year End: April 30, 2021

Trial Balance by Map Number (RF)

Prepared by	Reviewed by
BC 12/2/2021	BC 12/2/2021

FS.TB.MRF

Account	Prelim	Adj's	Reclass	Rep
1150 RF RCU-23 B MM Reserve	0.00	48,007.00	0.00	48,007.00
1185 RF RCU-01 Special Assessment	0.00	80.00	0.00	80.00
100 Cash and Cash Equivalents	0.00	48,087.00	0.00	48,087.00
1280 RF Due from Operating Account	0.00	2,551.00	0.00	2,551.00
190.200 Due to Replacement Fund	0.00	2,551.00	0.00	2,551.00
3505 RF Fund Balance - Replacement Fu	0.00	(50,412.00)	0.00	(50,412.00)
301 Fund Balance (Deficit) - Beginn	0.00	(50,412.00)	0.00	(50,412.00)
4076 RF Interest Income	0.00	(226.00)	0.00	(226.00)
402 Interest Income	0.00	(226.00)	0.00	(226.00)
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income (Loss)	0.00			226.00

TIMBER COVE HOMES ASSOCIATION
POST CLOSING JOURNAL ENTRY
APRIL 30, 2021

Please post the journal entry as of May 1, 2021, as provided below if the period has already been closed in the accounting system. If there are any questions, please feel free to contact our office and any assistance will be provided.

Acct No	Fund	Acct Description	Debit	Credit
1000	OF	RCU-10 Checking 10	\$ 27,791	\$ -
1010	OF	RCU-22 Annual 21/22	85,986	-
1050	OF	RCU-24 Dues 2015/16	2	-
1060	OF	RCU-25 B MM Dues 2019-20	5	-
1075	OF	RCU-26 B MM Dues 2016-17	1	-
1150	RF	RCU-23 B MM Reserve	48,007	-
1175	OF	RCU-20 Performance Bond	35,319	-
1180	OF	RCU-27 Annual Dues 20/21	1	-
1185	RF	RCU-01 Special Assessment	80	-
1200	OF	Accounts Receivable	36,429	-
1220	OF	Special Assessment Receivable	17,982	-
1330	OF	Prepaid Insurance	4,817	-
3105	OF	Prior Period Adjustment	4,565	-
1250	OF	Allowance for Doubtful Account	-	37,389
1280	RF	Due from Operating Account	-	2,266
2075	OF	Prepaid Dues	-	85,986
2100	OF	Payroll Liabilities	-	3,605
2280	OF	Due to Reserve Fund	-	2,551
2700	OF	Performance Bonds	-	35,000
3050	OF	Retained Earnings	-	43,550
3505	RF	Fund Balance - Replacement Func	-	50,638
			<u>\$ 260,985</u>	<u>\$ 260,985</u>

TIMBER COVE HOMES ASSOCIATION
POST CLOSING JOURNAL ENTRY - RECONCILIATION
APRIL 30, 2021

	Map No.	OPERATING FUND	REPLACEMENT FUND	TOTAL
Fund Balance (Deficit) - Beginning	301	\$ -	\$ -	\$ -
Permanent Transfer	305	-	-	-
Net Income (per client)		-	-	-
Fund Balance (Deficit) - Ending	302	-	-	-
Adjustments per CJE		38,985	50,638	89,623
Adjusted Fund Balance		38,985	50,638	89,623
Fund Balance per Report		38,985	50,638	89,623
Difference		\$ -	\$ -	\$ -