|         |         | LAKE MOOVALYA KEYS, INC.                       |           |  |  |  |
|---------|---------|--|-----------|--|--|--|
|         |         | 12/31/22 Balance Shee                          |           |  |  |  |
| ASSETS  | 3       |  |           |  |  |  |
| Curre   | ent /   | Assets   |           |  |  |  |
|         | Chec    | king/Savings                                   |           |  |  |  |
|         |         | General Account                                | 12,711    |  |  |  |
|         | S       | avings   | 69,344    |  |  |  |
|         | С       | D  | 24,270    |  |  |  |
|         | С       | apital Improvements Reserve                    | 110,847   |  |  |  |
|         | S       | ecurity Deposits                               | 6,879     |  |  |  |
| Т       | Total   | Checking/Savings                               | 224,051   |  |  |  |
| P       | Ассо    | unts Receivable                                |           |  |  |  |
|         | Α       | ccounts Receivable                             | (2,495)   |  |  |  |
| 1       | Total   | Accounts Receivable                            | (2,495)   |  |  |  |
|         | Othe    | r Current Assets                               |           |  |  |  |
|         | Ir      | nventory Asset                                 | 346       |  |  |  |
|         | Р       | etty Cash - Gen'l. Mgr.                        | 200       |  |  |  |
| Т       | Total   | Other Current Assets                           | 546       |  |  |  |
| Tota    | ıl Cur  | rrent Assets                                   | 222,102   |  |  |  |
| Fixe    | d As    | sets   |           |  |  |  |
| P       | Accu    | mulated Depreciation                           | (648,227) |  |  |  |
|         | Capit   | al Impr./Boat Ramps                            | 5,200     |  |  |  |
|         | Capit   | al Impr./Bldgs.                                | 7,800     |  |  |  |
|         | Capit   | al Impr./Bridges                               | 342,239   |  |  |  |
|         | Capit   | al Impr./Gate                                  | 46,814    |  |  |  |
|         | Capit   | al Impr./Streets                               | 367,591   |  |  |  |
| L       | and     |  | 23,000    |  |  |  |
|         | Offic   | e Equipment                                    | 2,461     |  |  |  |
| 5       | Secu    | rity Camera System                             | 3,900     |  |  |  |
| Tota    | l Fix   | ed Assets                                      | 150,778   |  |  |  |
| TOTAL A | ASSI    | ETS  | 372,880   |  |  |  |
| LIABILI | TIES    | & EQUITY                                       |           |  |  |  |
| Liabi   | ilities | 3  |           |  |  |  |
|         | Curre   | ent Liabilities                                |           |  |  |  |
|         | С       | Other Current Liabilities                      |           |  |  |  |
|         |         | Deposits                                       | 6,879     |  |  |  |
|         | T       | otal Other Current Liabilities                 | 6,879     |  |  |  |
| T       | Total   | Current Liabilities                            | 6,879     |  |  |  |
| Tota    | ıl Lia  | bilities                                       | 6,879     |  |  |  |
| Equi    | ity     |  |           |  |  |  |
| F       | Retai   | ned Earnings                                   | 310,886   |  |  |  |
| ١       | Net I   | ncome * (2021 Depreciation not calculated yet) | 55,116    |  |  |  |
| Tota    | ıl Eqi  | uity   | 366,002   |  |  |  |
| TOTAL L | LIAB    | ILITIES & EQUITY                               | 372,880   |  |  |  |

| LAKE MOOVALYA I   | T '                    | 0000 D. de         |
|---|------------------------|--------------------|
| dinary Income/Expense   | 2022 Income & Expenses | 2023 Budg          |
| Income  |                        |                    |
| Clickers  | 2,805                  | 2,00               |
| Dues  | 218,592                | 218,59             |
| Fines   | 1,585                  | 1,20               |
| Interest Income   | 89                     | 10                 |
| Late Fees   | 1,768                  | 1,80               |
| TIS (Tenant Info Sheet) Fees Transfer/Disclosure Fees             | 25,475<br>3,750        | 20,00<br>3,7       |
| Trash (VDMA)  | 4,980                  | 5.00               |
| Total Income  | 259,044                | 252,4              |
| Cost of Goods Sold  |                        | •                  |
| Gate Clickers/Cards   | 2.072                  | 2.0                |
| Total COGS  | 2.072                  | 2.00               |
| Gross Profit  | 256,972                | 250,4              |
| Expense Accounting  | 6,525                  | 70                 |
| Attorney Fees   | 3,907                  | 8,00               |
| Equipment Rental  | 182                    | 20                 |
| Fuel  | 2,500                  | 2,40               |
| Gate Cards & Clickers   | (746)                  | (70                |
| Insurance - Liability/Property                                    | 7,021                  | 7,00               |
| Insurance - Workers Comp.   | 1,905                  | 2,00               |
| Interest - Security Deposits                                      | 1                      |                    |
| Licenses & Permits  | 10                     |                    |
| Miscellaneous   | 400                    | 5(                 |
| Office Expense Office Supplies                                    | 431<br>1.306           | 50<br>1,40         |
| Outside Services  | 1,306                  | 1,4                |
| Bookkeeper  | 18,000                 | 18,0               |
| Disclosure & TIS Commissions                                      | 600                    | 70,0               |
| General Manager   | 35,833                 | 35,0               |
| Grounds/Landscape   | 10,550                 | 11,5               |
| Recording Secretary   | 3,125                  | 3,0                |
| Security Guards   | 2,461                  | 3,0                |
| Website Maintenance   | 21                     | 5                  |
| Total Outside Services  | 70.590                 | 71.7               |
| Postage Printing  | 1,287<br>819           | 1,4<br>1,0         |
| Repairs & Maintenance   | 019                    | 1,0                |
| Bridges / Boat Ramp   | 3,350                  | 45,0               |
| Gate & Guardhouse   | 4,832                  | 5,0                |
| Miscellaneous   | 2,871                  | 3,0                |
| Streets / Parking Lot Maintenance                                 | 3,632                  | 4,0                |
| Trash Enclosures  | 26                     | 7                  |
| Total Repairs & Maintenance                                       | 14,711                 | 57,7               |
| Special Events / Election Services Storage                        | 1,065<br>907           | 1,1                |
| Taxes   | 307                    |                    |
| Income Tax  | 50                     |                    |
| Property Tax  | 3.794                  | 3,8                |
| Total Taxes   | 3,844                  | 3,8                |
| Tools & Equipment   | 0                      |                    |
| Utilities   | 00.075                 | 24.0               |
| Electric Telephone  | 20,375<br>2,483        | 21,0<br>2,7        |
| <del>-                                    </del>                  | 57,369                 | <u>2,7</u><br>58,0 |
| Trash Water   | 4.965                  | <u>58,0</u><br>5.5 |
| Total Utilities   | 4.9631<br>85 192       | 3.5<br>87.2        |
| Total Expense   | 201,857                | 246,1              |
| Income (excluding Depreciation expense)                           | 55,115                 | 4,3                |
| Less annual transfer to Reserve A/C                               |                        |                    |
|   | (7,562)                | <u>(7.5</u>        |
| Available budgeted cash flow after transfer  Capital Expenditures | 47,553<br>0            | (3,2               |

| Ordinary Income/Expense         Expense           Income         2,805         3,200           Dues         218,592         218,592           Interest Income         89         5,855           Interest Income         89         5,855           Interest Income         89         5,655           Late Fees         1,768         1,800           TIS (Tenart Info Sheet) Fees         2,5475         2,000           Transfer/Disclosure Fees         3,750         4,000           Trast (FMAM)         4,830         5,150           Total Income         259,044         265,807           Gost of Goods Sold         2,072         2,500           Gross Profit         266,972         253,307           Expense         3,307         1,2,000           Accounting         6,525         5,600           Attorney Fees         3,307         1,2,000           Expense         3,307         1,2,000           Equipment Rental         182         182           Fuel         2,500         2,400           Gate Cards & Clickers         (746)         (1,000)           Insurance - Liability/Property         7,021         7,000  |      | 1     |       |        | 2022  | ! Income & Expenses | 2022 Budget |
|--|------|-------|-------|--------|---|---------------------|-------------|
| Income   | Ordi | narv  | Incon | ne/Ex  |   | Income & Expenses   | ZOZZ Duuget |
| Dues   | 0.0  | , ,   |       |        |   |                     |             |
| Dues   |      |       |       |        | cers  | 2,805               | 3,200       |
| Interest Income  |      |       |       | Due    | S   | 218,592             | 218,592     |
| Late Fees  |      |       |       |        |   |                     |             |
| TIS (Tenant Info Sheet) Fees   25,475   32,000     Transfer/Disclosure Fees   3,750   4,000     Transfer/Disclosure Fees   3,750   4,000     Total Income   259,044   265,807     Cost of Goods Sold   2072   2,500     Gate Clickers/Cards   2,072   2,500     Total COGS   2,072   263,007     Expense   6,525   5,600     Accounting   6,525   5,600     Attorney Fees   3,907   12,000     Equipment Rental   182     Fuel   2,500   2,400     Gate Cards & Clickers   (746)   (1,000)     Insurance - Workers Comp.   1,905   1,000     Inferest - Security Deposits   1   5     Uicenses & Permits   10   10   10     Office Expense   431   2,50     Office Supplies   1,306   1,500     Outside Services   1,306   1,500     Disclosure & TIS Commissions   600   800     General Manager   35,833   34,400     General Manager   35,833   34,400     Recording Secretary   3,125   3,000     Repairs & Maintenance   1,257   1,200     Postage   1,287   1,280   1,280     Repairs & Maintenance   1,287   1,280     Postage   1,287   1,280   1,280     Repairs & Maintenance   1,287   1,280     Findings   6,001   1,280   1,280     Repairs & Maintenance   1,287   1,280     Findings   8,001   1,280   1,287   1,280     Repairs & Maintenance   1,287   1,280     Findings   8,001   1,287   1,280   1,287   1,280     Total Outside Services   3,632   2,000     Total Tapas   4,000   1,000     Total Tapas   5,000   1,000     Total Texpense   2,483   2,800     Total Tapas   4,400   1,000   1,000     Total T |      |       |       |        |   |                     |             |
| Transfer/Disclosure Fees   |      |       |       | Late   | Fees  |                     |             |
| Trash (VDMA)   |      |       |       |        |   |                     |             |
| Total Income   |      |       |       |        |   |                     |             |
| Cost of Goods Sold   |      |       | Tota  |        |   |                     |             |
| Gate Clickers/Cards  |      |       |       |        |   | 259,044             | 203,007     |
| Total COGS   |      |       | COST  |        |   | 2 072               | 2 500       |
| Coross Profit   Company   Company  |      |       | Tota  |        |   |                     |             |
| Expense  |      | Gros  |       |        |   |                     |             |
| Accounting   |      | 0.00  |       |        |   |                     | 200,000     |
| Equipment Rental   182   |      |       |       |        | ounting   | 6,525               | 5,600       |
| Fuel   |      |       |       | Atto   | rney Fees   | 3,907               | 12,000      |
| Gate Cards & Clickers  |      |       |       |        |   |                     |             |
| Insurance - Liability/Property   |      |       |       |        |   |                     |             |
| Insurance - Workers Comp.   1,905   1,000     Interest - Security Deposits   1   5     Licenses & Permits   10   10     Miscellaneous   400     Office Expense   431   250     Office Supplies   1,306   1,500     Outside Services     18,000   18,000     Bookkeeper   18,000   800   800     Disclosure & TIS Commissions   600   800     General Manager   35,833   34,400     Grounds/Landscape   10,550   12,000     Recording Secretary   3,125   3,000     Security Guards   2,461   8,000     Website Maintenance   21   500     Total Outside Services   70,590   76,700     Postage   1,287   1,800     Printing   819   1,000     Repairs & Maintenance   2,871   1,800     Miscellaneous   4,832   8,000     Miscellaneous   2,870   1,000     Streets   3,632   2,000     Trash Enclosures   500   500     Special Events   1,065   1,000     Special Events   1,065   1,000     Special Events   1,065   1,000     Total Taxes   3,844   4,050     Total Taxes   3,845   2,800     Total Taxes   3,840   3,800     Total Utilities   85,192   91,800     Total Expense   20,375   21,000     Total Expense   20,1856   259,615     Net Income (excluding Depreciation expense)   55,116   3,692   |      |       |       |        |   |                     |             |
| Interest - Security Deposits   |      |       |       |        |   |                     |             |
| Licenses & Permits   |      |       |       |        |   |                     | 1,000       |
| Miscellaneous  |      |       |       |        |   |                     | 5           |
| Office Expense   |      |       |       | Mis    | nses & Permits<br>Cellaneous                      |                     | 10          |
| Office Supplies  |      |       |       |        |   |                     | 250         |
| Dutside Services   |      |       |       |        |   |                     | 1 500       |
| Bookkeeper   |      |       |       |        |   | 1,500               | 1,500       |
| Disclosure & TIS Commissions   600   8800     General Manager   35,833   34,400     Grounds/Landscape   10,550   12,000     Recording Secretary   3,125   3,000     Security Guards   2,461   8,000     Website Maintenance   21   5,000     Postage   1,287   1,800     Printing   819   1,000     Repairs & Maintenance   2,870   1,000     Repairs & Maintenance   2,870   1,000     Miscellaneous   2,870   1,000     Streets   3,632   2,000     Trash Enclosures   26   2,000     Sign Expense   1,005   1,000     Storage   907   0     Taxes   1,000   1,000   1,000     Storage   907   0     Taxes   1,000   1,000     Storage   9,07   0     Taxes   3,000   1,000     Taxes   3,000   3,000   3,000   3,000     Taxes   3,000   3,000   3,000     Taxes   3,000   3,000   3,000   3,000   3,000     Taxes   3,000   3,000   3,000   3,000   3,000     Taxes   3,000   3,000   3,000   3,000   3,000   3,000     Total Taxes   3,000   3,00 |      |       |       | Out    |   | 18 000              | 18 000      |
| General Manager   35,833   34,400   Grounds/Landscape   10,550   12,000   Recording Secretary   3,125   3,000   Security Guards   2,461   8,000   Website Maintenance   21   500   76,700   Postage   1,287   1,800   Printing   819   1,000   Repairs & Maintenance   810   1,000   Repairs & Maintenance   1,287   1,800   Printing   819   1,000   Repairs & Maintenance   810   1,000   Repairs & Maintenance   1,287   1,000  |      |       |       |        |   |                     |             |
| Grounds/Landscape   10,550   12,000   Recording Secretary   3,125   3,000     Security Guards   2,461   8,000     Total Outside Services   70,590   76,700     Postage   1,287   1,800     Printing   819   1,000     Repairs & Maintenance   4,832   8,000     Miscellaneous   2,870   1,000     Streets   3,632   2,000     Trash Enclosures   266   2,000     Total Repairs & Maintenance   14,710   53,000     Sign Expense   500     Special Events   1,065   1,000     Storage   907   70     Taxes   70   70     Taxes   70   70   70     Taxes   70   70   70   70     Taxes   70   70   70   70     Taxes   70   70   70   70   70     Taxes   70   70   70   70   70   70     Taxes   70   70   70   70   70   70   70   7   |      |       |       |        |   |                     |             |
| Security Guards  |      |       |       |        |   |                     |             |
| Website Maintenance  |      |       |       |        |   |                     |             |
| Total Outside Services   70,590   76,700     Postage   1,287   1,800     Printing   819   1,000     Repairs & Maintenance     Bridges / Boat Ramp   3,350   40,000     Gate & Guardhouse   4,832   8,000     Miscellaneous   2,870   1,000     Streets   3,632   2,000     Trash Enclosures   26   2,000     Total Repairs & Maintenance   14,710   53,000     Sign Expense   500     Special Events   1,065   1,000     Storage   907   0     Taxes   50   50     Property Tax   5,794   4,000     Total Taxes   3,844   4,050     Total Taxes   5,7369   63,000     Water   4,965   5,000     Total Utilities   85,192   91,800     Total Expense   201,856   259,615     Net Income (excluding Depreciation expense)   55,116   3,692   |      |       |       |        |   |                     |             |
| Postage  |      |       |       |        |   |                     |             |
| Printing   Repairs & Maintenance   Repairs & Maintenance   Repairs & Maintenance   Repairs & Maintenance   Repairs & Gate & Guardhouse   4,832   8,000   Riscellaneous   2,870   1,000   Repairs & Maintenance   2,870   1,000   Repairs & Maintenance   2,870   1,000   Repairs & Maintenance   2,870   2,000   Repairs & Maintenance   2,000   Repairs & Rep |      |       |       |        |   |                     |             |
| Repairs & Maintenance  |      |       |       |        |   |                     |             |
| Bridges / Boat Ramp  |      |       |       |        |   | 819                 | 1,000       |
| Gate & Guardhouse  |      |       |       | Rep    |   | 2.250               | 40.000      |
| Miscellaneous   2,870   1,000     Streets   3,632   2,000     Trash Enclosures   26   2,000     Total Repairs & Maintenance   14,710   53,000     Sign Expense   500     Special Events   1,065   1,000     Storage   907   0     Taxes  |      |       |       |        |   |                     |             |
| Streets   3,632   2,000     Trash Enclosures   26   2,000     Total Repairs & Maintenance   14,710   53,000     Sign Expense   500     Special Events   1,065   1,000     Storage   907   0     Taxes   10come Tax   50   50     Property Tax   3,794   4,000     Total Taxes   3,844   4,050     Tools & Equipment   0   1,000     Utilities   10   1,000     Utilities   20,375   21,000     Telephone   2,483   2,800     Trash   57,369   63,000     Water   4,965   5,000     Total Utilities   85,192   91,800     Total Expense   201,856   259,615     Net Income (excluding Depreciation expense)   55,116   3,692     Less annual transfer to Reserve A/C   (7,562)   (7,562)  |      |       |       |        |   |                     |             |
| Trash Enclosures   26   2,000     Total Repairs & Maintenance   14,710   53,000     Sign Expense   500     Special Events   1,065   1,000     Storage   907   0     Taxes       Income Tax   50   50     Property Tax   3,794   4,000     Total Taxes   3,844   4,050     Total Taxes   3,844   4,050     Utilities   1,000     Utilities   20,375   21,000     Utilities   20,375   21,000     Telephone   2,483   2,800     Trash   57,369   63,000     Water   4,965   5,000     Total Utilities   85,192   91,800     Total Expense   201,856   259,615     Net Income (excluding Depreciation expense)   55,116   3,692     Less annual transfer to Reserve A/C   (7,562)   (7,562)   |      |       |       |        |   |                     |             |
| Total Repairs & Maintenance   14,710   53,000     Sign Expense   500     Special Events   1,065   1,000     Storage   907   0     Taxes   50     Income Tax   50   50     Property Tax   3,794   4,000     Total Taxes   3,844   4,050     Tools & Equipment   0   1,000     Utilities   57,369   63,000     Telephone   2,483   2,800     Trash   57,369   63,000     Water   4,965   5,000     Total Utilities   85,192   91,800     Total Expense   201,856   259,615     Net Income (excluding Depreciation expense)   55,116   3,692     Less annual transfer to Reserve A/C   (7,562)   (7,562)  |      |       |       |        |   |                     |             |
| Sign Expense   500     Special Events   1,065   1,000     Storage   907   0     Taxes     1000     Property Tax   50   50     Total Taxes   3,844   4,050     Utilities   50   1,000     Utilities   50   50     Total Taxes   3,844   4,050     Total Electric   20,375   21,000     Trash   57,369   63,000     Total Utilities   4,965   5,000     Total Utilities   85,192   91,800     Total Expense   201,856   259,615     Net Income (excluding Depreciation expense)   55,116   3,692     Less annual transfer to Reserve A/C   (7,562)   (7,562)   |      |       |       | Tota   |   |                     |             |
| Special Events   |      |       |       |        |   | ,                   |             |
| Storage   907   0     Taxes  |      |       |       |        |   | 1,065               |             |
| Income Tax   50   50   50  |      |       |       |        |   |                     | 0           |
| Property Tax   3.794   4,000   |      |       |       |        | es  |                     |             |
| Total Taxes   3,844   4,050     Tools & Equipment   0   1,000     Utilities  |      |       |       |        |   |                     | 50          |
| Tools & Equipment   0   1,000  |      |       |       | T. 1   |   |                     |             |
| Utilities         20,375         21,000           Telephone         2,483         2,800           Trash         57,369         63,000           Water         4.965         5.000           Total Utilities         85.192         91.800           Total Expense         201,856         259,615           Net Income (excluding Depreciation expense)         55,116         3,692           Less annual transfer to Reserve A/C         (7,562)         (7,562)   |      | -     |       |        |   |                     |             |
| Electric 20,375 21,000   Telephone 2,483 2,800   Trash 57,369 63,000   Water 4,965 5,000   Total Utilities 85,192 91,800   Total Expense 201,856 259,615   Net Income (excluding Depreciation expense) 55,116 3,692   Less annual transfer to Reserve A/C (7,562) (7,562)  |      |       |       |        |   | 1                   | 1,000       |
| Telephone   2,483   2,800  |      |       |       | Utilit |   | 20.275              | 21 000      |
| Trash   57,369   63,000     Water   4,965   5,000     Total Utilities   85,192   91,800     Total Expense   201,856   259,615     Net Income (excluding Depreciation expense)   55,116   3,692     Less annual transfer to Reserve A/C   (7,562)   (7,562)   |      |       |       |        |   |                     |             |
| Water   4.965   5.000     Total Utilities   85.192   91.800     Total Expense   201,856   259,615     Net Income (excluding Depreciation expense)   55,116   3,692     Less annual transfer to Reserve A/C   (7,562)   (7.562)   |      |       |       |        |   |                     |             |
| Total Utilities   85.192   91.800     Total Expense   201,856   259,615     Net Income (excluding Depreciation expense)   55,116   3,692     Less annual transfer to Reserve A/C   (7,562)   (7.562)   |      |       |       |        |   |                     | 5 000       |
| Total Expense         201,856         259,615           Net Income (excluding Depreciation expense)         55,116         3,692           Less annual transfer to Reserve A/C         (7,562)         (7,562)   |      |       |       | Tota   |   | 85.192              | 91.800      |
| Net Income (excluding Depreciation expense)         55,116         3,692           Less annual transfer to Reserve A/C         (7,562)         (7,562)   |      |       | Tota  |        |   |                     |             |
| Less annual transfer to Reserve A/C (7,562) (7,562)  | Net  | Incon |       |        |   | -                   |             |
|  | 7.50 |       | (0/   |        | <del>` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` </del> |                     |             |
| Capital Expenditures 0 7,800   |      |       |       |        |   | (7,562)             |             |
|  |      |       |       |        | Capital Expenditures                              | 0                   | 7,800       |

| FOV.VA BLANCE | 1                     |
|---------------|-----------------------|
| EOY VARIANCE  |                       |
|               |                       |
| (00E)         |                       |
| (395)<br>0    |                       |
| 585           |                       |
| 24            |                       |
| (32)          |                       |
| (6,525)       |                       |
| (250)         |                       |
| (170)         |                       |
|               |                       |
|               |                       |
| (428)         |                       |
|               |                       |
|               |                       |
| 925           |                       |
| (8,093)       |                       |
| 182           |                       |
| 100           |                       |
| 254           |                       |
| 21            |                       |
| 905           |                       |
| (4)           |                       |
| 0             |                       |
| 400           |                       |
| 181<br>(194)  |                       |
| 0             |                       |
| 0             |                       |
| (200)         |                       |
| 1,433         |                       |
| (1,450)       |                       |
| 125           |                       |
| (5,539)       |                       |
| (479)         |                       |
| (513)         |                       |
| (181)         |                       |
| 0             |                       |
| (36,650)      | Didn't happen in 2022 |
| (3,168)       |                       |
| 1,870         |                       |
| 1,632         |                       |
| (1,974)       |                       |
| (F00)         |                       |
| (500)<br>65   |                       |
| 907           |                       |
| 0             |                       |
| 0             |                       |
| (206)         |                       |
| (4.000)       |                       |
| (1,000)       |                       |
| (625)         |                       |
| (317)         |                       |
| (5.631)       |                       |
| (35)          |                       |
|               |                       |
| (57,759)      |                       |
| 51,424        |                       |
|               |                       |
| (7.000)       | Didn't hannan in 2022 |
| (7,800)       | Didn't happen in 2022 |