# Marsala at Tiburon HOA
# Financial Statements
# December 31, 2022

# Marsala at Tiburon HOA
# Statement of Financial Position
# December 31, 2022

| | | | |
|---|---|---|---|
| **ASSETS** | | | |
| | Current Assets: | | |
| | Cash, including restricted cash of $87,835 | | $ 97,893 |
| | Inventory - gate stickers | | $ 746 |
| | Prepaid Expenses - Capital Reserve/Insurance | | $ 3,385 |
| | | Total Current Assets | $ 102,024 |
| | Other Assets: | | |
| | Utility Deposit | | $ 40 |
| | | Total Fixed Assets | $ 40 |
| **TOTAL ASSETS** | | | $ 102,064 |
| **LIABILITIES AND NET ASSETS** | | | |
| | Current Liabilities: | | |
| | Accounts Payable | | $ 3,774 |
| | Prepaid Maintenance Fees | | $ 9,206 |
| | | Total Current Liabilities | $ 12,980 |
| | Net Assets: | | |
| | Unrestricted | | $ (651) |
| | Temporarily Restricted Reserves | | $ 89,735 |
| | | Total Net Assets | $ 89,084 |
| **TOTAL LIABILITIES AND NET ASSETS** | | | $ 102,064 |

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# Marsala at Tiburon HOA
# Statement of Activities
# December 31, 2022

| | Unrestricted | Capital Reserves | Total |
|---|---|---|---|
| REVENUES AND SUPPORT | | | |
| Maintenance Fees | $ 110,320 | | $ 110,320 |
| Reserve Fees, Including Capital Contribution of $4,000 | | $ 36,572 | $ 36,572 |
| Miscellaneous and Transponder Fees | $ 821 | | $ 821 |
| Late Charge Fees/Interest | $ 3 | | $ 3 |
| Total Revenues | $ 111,144 | $ 36,572 | $ 147,716 |
| TOTAL REVENUES | $ 111,144 | $ 36,572 | $ 147,716 |
| EXPENSES | | | |
| Administrative Expense | $ 19,067 | | $ 19,067 |
| Insurance Expense | $ 9,435 | | $ 9,435 |
| Grounds and Maintenance Expense | $ 47,204 | | $ 47,204 |
| Utilities Expense | $ 23,489 | | $ 23,489 |
| Access Control Expense | $ 16,172 | | $ 16,172 |
| Capital Reserve Expenditures | | $ 27,970 | $ 27,970 |
| Total Expenses | $ 115,367 | $ 27,970 | $ 143,337 |
| Change in Net Assets | $ (4,223) | $ 8,602 | $ 4,379 |
| NET ASSETS, AT BEGINNING OF YEAR | $ 3,572 | $ 81,133 | $ 84,705 |
| NET ASSETS, AT END OF YEAR | $ (651) | $ 89,735 | $ 89,084 |

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# Marsala at Tiburon HOA
# Statement of Cash Flows
# December 31, 2022

| | | |
|---|---|---|
| CASH FLOWS FROM OPERATING ACTIVITIES | | |
| CHANGE IN NET ASSETS | | $ 4,379 |
| Adjustments to reconcile change in Net Assets to | | |
| Net cash Used in Operating Activities: | | |
| Decrease in Prepaid Expenses | $ 117 | |
| Decrease in Inventory | $ 93 | |
| Decrease in Accounts Payable | $ (2,122) | |
| Decrease in Prepaid Maintenance Fees | $ (21,470) | |
| Total Adjustments | | $ (23,382) |
| NET CASH USED IN OPERATING ACTIVITIES | | $ (19,003) |
| CASH FLOWS FROM INVESTING ACTIVITIES | | $ - |
| CASH FLOWS FROM FINANCING ACTIVITIES | | $ - |
| CHANGE IN CASH | | $ (19,003) |
| CASH AT BEGINNING OF YEAR | | $ 116,896 |
| CASH AT END OF YEAR | | $ 97,893 |

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