

AUDIT REPORT:**Diana Sheets, Chair**

It is the consensus of the Audit Committee that the financial statements present a fair position of San Ignacio Vistas, Inc. as of December 31, 2023, and conform to the generally accepted accounting principles in the United States. The San Ignacio Vistas Treasurer maintained effective internal controls over financial reporting.

2023 Year End Statements

San Ignacio Vistas, Inc.
Statement of Assets, Liabilities and Fund Balances
(Modified Cash Basis)
December 31, 2023 with Comparative Totals for 2022
Audited February/2024

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total All Funds</u>	
			<u>2023</u>	<u>2022</u>
ASSETS				
Cash	\$ 15,917	\$ 184,182	\$ 200,099	\$ 285,563
Investments	60,835		60,835	
Due from Operating Fund				
TOTAL ASSETS	<u>\$ 76,752</u>	<u>\$ 184,182</u>	<u>\$ 260,934</u>	<u>\$ 285,563</u>
LIABILITIES				
Assessments Received in Advance			\$ -	\$ 48,530
Due to Reserve Fund			-	\$ 18,170
TOTAL LIABILITIES	-	-	-	\$ 66,700
FUND BALANCES	<u>\$ 76,752</u>	<u>\$ 184,182</u>	<u>\$ 260,934</u>	<u>218,863</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 76,752</u>	<u>\$ 184,182</u>	<u>\$ 260,934</u>	<u>\$ 218,863</u> *

Prepared by: M Bishop, Treasurer 2/19/2024

Rounding *

San Ignacio Vistas, Inc.
Statement of Revenue, Expenses and Changes in Fund Balances
(Modified Cash Basis)
Year Ended December 31, 2023 with Comparative Totals for 2022
Audited February/2024

	<u>Operating Fund</u>		<u>Reserve Fund</u>		<u>Actual Total All Funds</u>	
	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>2023</u>	<u>2022</u>
REVENUE						
Assessments	\$ 94,740	\$ 94,740	\$ 37,500	\$ 37,500	\$ 132,240	\$ 132,240
Transfer and Document Fees	4,000	5,750			5,750	3,600
Investment Income	265	3,948	3,800	8,650	12,598	1,567
TOTAL REVENUE	99,005	104,438	41,300	46,150	150,588	137,407
EXPENSES						
Maintenance	64,416	71,875	-	-	71,875	51,356
Administrative	27,968	28,469	-	-	28,469	31,352
Other	7,236	8,171	-	-	8,171	7,081
TOTAL EXPENSES	99,620	108,515	-	-	108,515	89,789
EXCESS REVENUE (EXPENSES)	(615)	(4,077)	41,300	46,150	42,073	47,618
FUND BALANCES						
Beginning of Year	<u>17,891</u>	<u>81,336</u>	<u>100,733</u>	<u>137,525</u>	<u>218,861</u> *	<u>171,204</u>
END OF YEAR	\$ <u>17,276</u>	\$ <u>77,259</u>	\$ <u>142,033</u>	\$ <u>183,675</u>	\$ <u>260,934</u>	\$ <u>218,822</u> †

Rounding †

Prepared by: M. Bishop, Treasurer 2/19/2024