

Balance Sheet

Period = Jul 2022

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	93,452.34
TOTAL CASH	93,452.34
TOTAL ASSETS	
	93,452.34
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	19,723.54
TOTAL LIABILITIES	19,723.54
OWNERS EQUITY	
Ending Owners Equity	73,728.80
TOTAL OWNERS EQUITY	73,728.80
TOTAL LIABILITIES & OWNERS EQUITY	93,452.34

Budget Comparison Cash Flow

Period = Jul 2022

Book = Cash ; Tree = hoa_ch

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	20,260.00	19,300.00	960.00	4.97	135,043.35	135,100.00	-56.65	-0.04	231,600.00
TOTAL INCOME	20,260.00	19,300.00	960.00	4.97	135,043.35	135,100.00	-56.65	-0.04	231,600.00
OTHER INCOME									
Tenant Reimb for Repairs	0.00	0.00	0.00	N/A	0.48	0.00	0.48	N/A	0.00
Miscellaneous Income	125.00	0.00	125.00	N/A	1,026.00	0.00	1,026.00	N/A	0.00
Late Fee	105.00	0.00	105.00	N/A	1,310.00	0.00	1,310.00	N/A	0.00
Legal Fees Income	90.83	0.00	90.83	N/A	368.99	0.00	368.99	N/A	0.00
NSF Bank Chg	35.00	0.00	35.00	N/A	35.00	0.00	35.00	N/A	0.00
TOTAL OTHER INCOME	355.83	0.00	355.83	N/A	2,740.47	0.00	2,740.47	N/A	0.00
TOTAL REVENUE	20,615.83	19,300.00	1,315.83	6.82	137,783.82	135,100.00	2,683.82	1.99	231,600.00
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	0.00	833.33	833.33	100.00	424.47	5,833.31	5,408.84	92.72	10,000.00
Exterminating	4,500.00	500.00	-4,000.00	-800.00	5,250.00	3,500.00	-1,750.00	-50.00	6,000.00
Pool Service/Maint	1,644.00	458.33	-1,185.67	-258.69	4,014.47	3,208.31	-806.16	-25.13	5,500.00
Pool Access - Internet	135.21	131.00	-4.21	-3.21	916.47	917.00	0.53	0.06	1,572.00
Pool - Janitorial Service	264.00	125.00	-139.00	-111.20	659.00	875.00	216.00	24.69	1,500.00
Pool Monitor/Security	1,820.48	1,700.00	-120.48	-7.09	2,186.07	5,100.00	2,913.93	57.14	8,500.00
TOTAL REPAIRS & MAINT - GENERAL	8,363.69	3,747.66	-4,616.03	-123.17	13,450.48	19,433.62	5,983.14	30.79	33,072.00
GROUPS COSTS									
Snow Removal	0.00	0.00	0.00	N/A	13,746.00	10,300.00	-3,446.00	-33.46	10,300.00
Grounds Maintenance	5,270.88	5,280.93	10.05	0.19	36,896.09	36,966.51	70.42	0.19	63,371.16
Landscaping-Misc	0.00	500.00	500.00	100.00	395.49	3,500.00	3,104.51	88.70	6,000.00
Trash Removal	1,626.81	2,241.67	614.86	27.43	13,941.72	15,691.69	1,749.97	11.15	26,900.00
Pond Maintenance	328.77	300.00	-28.77	-9.59	5,152.95	2,100.00	-3,052.95	-145.38	3,600.00
TOTAL GROUNDS COST	7,226.46	8,322.60	1,096.14	13.17	70,132.25	68,558.20	-1,574.05	-2.30	110,171.16
UTILITIES									
Electricity	687.53	663.90	-223.63	-33.68	4,252.67	4,647.30	394.63	8.49	7,966.84
Water & Sewer	1,011.65	83.33	-928.32	-1,114.03	1,095.65	583.31	-512.34	-87.83	1,000.00
TOTAL UTILITIES	1,899.18	747.23	-1,151.95	-154.16	5,348.32	5,230.61	-117.71	-2.25	8,966.84

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Budget Comparison Cash Flow

Period = Jul 2022

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
ADMINISTRATIVE COSTS									
Management Fees	2,895.00	2,895.00	0.00	0.00	20,265.00	20,265.00	0.00	0.00	34,740.00
Insurance	615.00	311.25	-303.75	-97.59	2,139.00	2,178.75	39.75	1.82	3,735.00
Bank Charges	0.00	45.83	45.83	100.00	36.00	320.81	284.81	88.78	550.00
HOA Meetings	0.00	75.00	75.00	100.00	0.00	525.00	525.00	100.00	900.00
Legal Fees	326.39	416.67	90.28	21.67	2,080.61	2,916.69	836.08	28.67	5,000.00
Registration & Annual Report Fees	25.00	0.00	-25.00	N/A	25.00	0.00	-25.00	N/A	175.00
Tax Return Review	0.00	0.00	0.00	N/A	400.00	390.00	-10.00	-2.56	390.00
Copies Mailings Postage	78.40	250.00	171.60	68.64	953.91	1,750.00	796.09	45.49	3,000.00
Miscellaneous Expense	0.00	0.00	0.00	N/A	203.44	0.00	-203.44	N/A	0.00
TOTAL ADMINISTRATIVE COSTS	3,939.79	3,993.75	53.96	1.35	26,102.96	28,346.25	2,243.29	7.91	48,490.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	2,325.00	2,325.00	0.00	0.00	16,275.00	16,275.00	0.00	0.00	27,900.00
Transfer to Operating Reserve Fund	250.00	250.00	0.00	0.00	1,750.00	1,750.00	0.00	0.00	3,000.00
TOTAL TRANSFER TO RESERVES	2,575.00	2,575.00	0.00	0.00	18,025.00	18,025.00	0.00	0.00	30,900.00
TOTAL EXPENSES	24,004.12	19,386.24	-4,617.88	-23.82	133,059.01	139,593.68	6,534.67	4.68	231,600.00
NET INCOME	-3,388.29	-86.24	-3,302.05	-3,828.91	4,724.81	-4,493.68	9,218.49	205.14	0.00
ADJUSTMENTS									
Association Dues Paid in Advance	723.50	0.00	723.50	N/A	6,494.80	0.00	6,494.80	N/A	0.00
TOTAL ADJUSTMENTS	723.50	0.00	723.50	N/A	6,494.80	0.00	6,494.80	N/A	0.00
CASH FLOW	-2,664.79	-86.24	-2,578.55	-2,989.97	11,219.61	-4,493.68	15,713.29	349.68	0.00

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Balance Sheet

Period = Jul 2022

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Reserve Account	33,522.04
TOTAL CASH	33,522.04
TOTAL ASSETS	33,522.04
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	33,522.04
TOTAL OWNERS EQUITY	33,522.04
TOTAL LIABILITIES & OWNERS EQUITY	33,522.04

Cash Flow Statement

Period = Jul 2022

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	0.28	0.00	1.89	0.00
Operating Reserve Funds	250.00	0.00	1,750.00	0.00
TOTAL OTHER INCOME	250.28	0.00	1,751.89	0.00
TOTAL REVENUE	250.28	0.00	1,751.89	0.00
NET INCOME	250.28	0.00	1,751.89	0.00
ADJUSTMENTS				
Operating Reserve Account	-250.28	0.00	-1,751.89	0.00
TOTAL ADJUSTMENTS	-250.28	0.00	-1,751.89	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date				
	Beginning Balance		Ending Balance	Difference
Operating Reserve Account	33,271.76		33,522.04	250.28
Total Cash	33,271.76		33,522.04	250.28
Year to Date				
	Beginning Balance		Ending Balance	Difference
Operating Reserve Account	31,770.15		33,522.04	1,751.89
Total Cash	31,770.15		33,522.04	1,751.89

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Balance Sheet

Period = Jul 2022

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Capital Reserve Account	69,869.65
TOTAL CASH	69,869.65
TOTAL ASSETS	69,869.65
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	69,869.65
TOTAL OWNERS EQUITY	69,869.65
TOTAL LIABILITIES & OWNERS EQUITY	69,869.65

Cash Flow Statement

Period = Jul 2022

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	0.60	0.00	5.11	0.00
Capital Reserve Funds	2,325.00	0.00	16,275.00	0.00
TOTAL OTHER INCOME	2,325.60	0.00	16,280.11	0.00
TOTAL REVENUE	2,325.60	0.00	16,280.11	0.00
NET INCOME	2,325.60	0.00	16,280.11	0.00
ADJUSTMENTS				
Capital Reserve Account	7,074.40	0.00	15,693.24	0.00
TOTAL ADJUSTMENTS	7,074.40	0.00	15,693.24	0.00
CASH FLOW	9,400.00	0.00	31,973.35	0.00
Period to Date				
	Beginning Balance		Ending Balance	Difference
Capital Reserve Account	76,944.05		69,869.65	-7,074.40
Total Cash	76,944.05		69,869.65	-7,074.40
Year to Date				
	Beginning Balance		Ending Balance	Difference
Capital Reserve Account	85,562.89		69,869.65	-15,693.24
Total Cash	85,562.89		69,869.65	-15,693.24