

Balance Sheet

Period = Sep 2022

Book = Cash ; Tree = hoa_bs

Current Balance

ASSETS

CASH

Operating Cash 1

TOTAL CASH

87,122.44

87,122.44

TOTAL ASSETS

87,122.44

LIABILITIES & OWNERS EQUITY

LIABILITIES

Association Dues Paid in Advance

TOTAL LIABILITIES

17,109.14

17,109.14

OWNERS EQUITY

Ending Owners Equity

TOTAL OWNERS EQUITY

70,013.30

70,013.30

TOTAL LIABILITIES & OWNERS EQUITY

87,122.44

Budget Comparison Cash Flow

Period = Sep 2022

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	19,469.00	19,300.00	169.00	0.88	173,305.35	173,700.00	-394.65	-0.23	231,600.00
Other Income	1,681.00	0.00	1,681.00	N/A	1,681.00	0.00	1,681.00	N/A	0.00
TOTAL INCOME	21,150.00	19,300.00	1,850.00	9.59	174,986.35	173,700.00	1,286.35	0.74	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	200.00	0.00	200.00	N/A	1,275.00	0.00	1,275.00	N/A	0.00
Late Fee	150.00	0.00	150.00	N/A	1,645.00	0.00	1,645.00	N/A	0.00
Legal Fees Income	0.00	0.00	0.00	N/A	368.99	0.00	368.99	N/A	0.00
NSF Bank Chg	0.00	0.00	0.00	N/A	35.00	0.00	35.00	N/A	0.00
TOTAL OTHER INCOME	350.00	0.00	350.00	N/A	3,324.47	0.00	3,324.47	N/A	0.00
TOTAL REVENUE	21,500.00	19,300.00	2,200.00	11.40	178,310.82	173,700.00	4,610.82	2.65	231,600.00
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	0.00	833.33	833.33	100.00	6,264.46	7,499.97	1,235.51	16.47	10,000.00
Exterminating	375.00	500.00	125.00	25.00	5,625.00	4,500.00	-1,125.00	-25.00	6,000.00
Pool Service/Maint	1,219.50	458.33	-761.17	-166.07	6,285.43	4,124.97	-2,160.46	-52.38	5,500.00
Pool Access - Internet	130.21	131.00	0.79	0.60	1,176.89	1,179.00	2.11	0.18	1,572.00
Pool - Janitorial Service	265.00	125.00	-140.00	-112.00	1,227.31	1,125.00	-102.31	-9.09	1,500.00
Pool Monitor/Security	0.00	1,700.00	1,700.00	100.00	2,621.45	8,500.00	5,878.55	69.16	8,500.00
TOTAL REPAIRS & MAINT - GENERAL	1,989.71	3,747.66	1,757.95	46.91	23,200.54	26,928.94	3,728.40	13.85	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	10,541.76	5,280.93	-5,260.83	-99.62	48,391.48	47,528.37	-863.11	-1.82	63,371.16
Landscaping-Misc	1,093.72	500.00	-593.72	-118.74	1,489.21	4,500.00	3,010.79	66.91	6,000.00
Trash Removal	2,094.74	2,241.67	146.93	6.55	17,697.86	20,175.03	2,477.17	12.28	26,900.00
Pond Maintenance	0.00	300.00	300.00	100.00	5,810.52	2,700.00	-3,110.52	-115.20	3,600.00
TOTAL GROUNDS COST	13,730.22	8,322.60	-5,407.62	-64.98	87,135.07	85,203.40	-1,931.67	-2.27	110,171.16
UTILITIES									
Electricity	792.12	663.90	-128.22	-19.31	5,835.02	5,975.10	140.08	2.34	7,966.84
Water & Sewer	782.45	83.33	-699.12	-88.98	1,878.10	749.97	-1,128.13	-150.42	1,000.00
TOTAL UTILITIES	1,574.57	747.23	-827.34	-110.72	7,713.12	6,725.07	-988.05	-14.69	8,966.84

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Budget Comparison Cash Flow

Period = Sep 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	26,055.00	26,055.00	0.00	0.00	34,740.00
Insurance	0.00	311.25	311.25	100.00	5,486.00	2,801.25	-2,684.75	-96.84	3,735.00
Bank Charges	12.00	45.83	33.83	73.82	48.00	412.47	364.47	88.36	550.00
HOA Meetings	0.00	75.00	75.00	100.00	0.00	675.00	675.00	100.00	900.00
Legal Fees	219.08	416.67	197.59	47.42	2,639.75	3,750.03	1,110.28	29.61	5,000.00
Registration & Annual Report Fees	80.00	25.00	-55.00	-220.00	105.00	25.00	-80.00	-320.00	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	131.20	250.00	118.80	47.52	1,140.59	2,250.00	1,109.41	49.31	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	3,337.28	4,018.75	681.47	16.96	36,077.78	36,358.75	280.97	0.77	48,490.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	2,325.00	2,325.00	0.00	0.00	20,925.00	20,925.00	0.00	0.00	27,900.00
Transfer to Operating Reserve Fund	250.00	250.00	0.00	0.00	2,250.00	2,250.00	0.00	0.00	3,000.00
TOTAL TRANSFER TO RESERVES	2,575.00	2,575.00	0.00	0.00	23,175.00	23,175.00	0.00	0.00	30,900.00
TOTAL EXPENSES	23,206.78	19,411.24	-3,795.54	-19.55	177,301.51	178,391.16	1,089.65	0.61	231,600.00
NET INCOME	-1,706.78	-111.24	-1,595.54	-1,434.32	1,009.31	-4,691.16	5,700.47	121.52	0.00
ADJUSTMENTS									
Association Dues Paid in Advance	-1,882.85	0.00	-1,882.85	N/A	3,880.40	0.00	3,880.40	N/A	0.00
TOTAL ADJUSTMENTS	-1,882.85	0.00	-1,882.85	N/A	3,880.40	0.00	3,880.40	N/A	0.00
CASH FLOW	-3,589.63	-111.24	-3,478.39	-3,126.92	4,889.71	-4,691.16	9,580.87	204.23	0.00

Balance Sheet

Period = Sep 2022

Book = Cash ; Tree = hoa_bs

	<u>Current Balance</u>
ASSETS	
CASH	
Operating Reserve Account	21,037.60
TOTAL CASH	<u>21,037.60</u>
TOTAL ASSETS	<u>21,037.60</u>
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	21,037.60
TOTAL OWNERS EQUITY	<u>21,037.60</u>
TOTAL LIABILITIES & OWNERS EQUITY	<u>21,037.60</u>

Cash Flow Statement

Period = Sep 2022

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	0.28	0.00	2.45	0.00
Operating Reserve Funds	250.00	0.00	2,250.00	0.00
TOTAL OTHER INCOME	250.28	0.00	2,252.45	0.00
TOTAL REVENUE	250.28	0.00	2,252.45	0.00
EXPENSES				
REPAIRS & MAINT - GENERAL				
Repairs & Maintenance	12,985.00	0.00	12,985.00	0.00
TOTAL REPAIRS & MAINT - GENERAL	12,985.00	0.00	12,985.00	0.00
TOTAL EXPENSES	12,985.00	0.00	12,985.00	0.00
NET INCOME	-12,734.72	0.00	-10,732.55	0.00
ADJUSTMENTS				
Operating Reserve Account	12,734.72	0.00	10,732.55	0.00
TOTAL ADJUSTMENTS	12,734.72	0.00	10,732.55	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date				
	Beginning Balance		Ending Balance	Difference
Operating Reserve Account	33,772.32		21,037.60	-12,734.72
Total Cash	33,772.32		21,037.60	-12,734.72
Year to Date				
	Beginning Balance		Ending Balance	Difference
Operating Reserve Account	31,770.15		21,037.60	-10,732.55
Total Cash	31,770.15		21,037.60	-10,732.55

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Balance Sheet

Period = Sep 2022

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Capital Reserve Account	71,057.49
TOTAL CASH	<u>71,057.49</u>
TOTAL ASSETS	<u>71,057.49</u>
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	71,057.49
TOTAL OWNERS EQUITY	<u>71,057.49</u>
TOTAL LIABILITIES & OWNERS EQUITY	<u>71,057.49</u>

Cash Flow Statement

Period = Sep 2022

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	0.59	0.00	6.29	0.00
Capital Reserve Funds	2,325.00	0.00	20,925.00	0.00
TOTAL OTHER INCOME	2,325.59	0.00	20,931.29	0.00
TOTAL REVENUE	2,325.59	0.00	20,931.29	0.00
NET INCOME	2,325.59	0.00	20,931.29	0.00
ADJUSTMENTS				
Capital Reserve Account	1,224.82	0.00	14,505.40	0.00
TOTAL ADJUSTMENTS	1,224.82	0.00	14,505.40	0.00
CASH FLOW	3,550.41	0.00	35,436.69	0.00
Period to Date				
	Beginning Balance		Ending Balance	Difference
Capital Reserve Account	72,282.31		71,057.49	-1,224.82
Total Cash	72,282.31		71,057.49	-1,224.82
Year to Date				
	Beginning Balance		Ending Balance	Difference
Capital Reserve Account	85,562.89		71,057.49	-14,505.40
Total Cash	85,562.89		71,057.49	-14,505.40