

Balance Sheet

Period = Oct 2022

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	86,610.48
TOTAL CASH	86,610.48
TOTAL ASSETS	
	86,610.48
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	15,629.14
TOTAL LIABILITIES	15,629.14
OWNERS EQUITY	
Ending Owners Equity	70,981.34
TOTAL OWNERS EQUITY	70,981.34
TOTAL LIABILITIES & OWNERS EQUITY	86,610.48

Budget Comparison Cash Flow

Period = Oct 2022

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	18,480.00	19,300.00	-820.00	-4.25	191,785.35	193,000.00	-1,214.65	-0.63	231,600.00
Other Income	0.00	0.00	0.00	N/A	1,681.00	0.00	1,681.00	N/A	0.00
TOTAL INCOME	18,480.00	19,300.00	-820.00	-4.25	193,466.35	193,000.00	466.35	0.24	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	75.00	0.00	75.00	N/A	1,350.00	0.00	1,350.00	N/A	0.00
Late Fee	0.00	0.00	0.00	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	35.00	0.00	35.00	N/A	70.00	0.00	70.00	N/A	0.00
TOTAL OTHER INCOME	110.00	0.00	110.00	N/A	3,434.47	0.00	3,434.47	N/A	0.00
TOTAL REVENUE	18,590.00	19,300.00	-710.00	-3.68	196,900.82	193,000.00	3,900.82	2.02	231,600.00
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	149.99	833.33	683.34	82.00	6,414.45	8,333.30	1,918.85	23.03	10,000.00
Exterminating	0.00	500.00	500.00	100.00	5,625.00	5,000.00	-625.00	-12.50	6,000.00
Pool Service/Maint	-234.21	458.33	692.54	151.10	6,051.22	4,583.30	-1,467.92	-32.03	5,500.00
Pool Access - Internet	130.21	131.00	0.79	0.60	1,307.10	1,310.00	2.90	0.22	1,572.00
Pool - Janitorial Service	331.00	125.00	-206.00	-164.80	1,558.31	1,250.00	-308.31	-24.66	1,500.00
Pool Monitor/Security	0.00	0.00	0.00	N/A	2,621.45	8,500.00	5,878.55	69.16	8,500.00
TOTAL REPAIRS & MAINT - GENERAL	376.99	2,047.66	1,670.67	81.59	23,577.53	28,976.60	5,399.07	18.63	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	5,270.86	5,280.93	10.05	0.19	53,662.36	52,809.30	-853.06	-1.62	63,371.16
Landscaping-Misc	229.37	500.00	270.63	54.13	1,718.58	5,000.00	3,281.42	65.63	6,000.00
Trash Removal	3,539.47	2,241.67	-1,297.80	-57.89	21,237.33	22,416.70	1,179.37	5.26	26,900.00
Pond Maintenance	911.47	300.00	-611.47	-203.82	6,721.99	3,000.00	-3,721.99	-124.07	3,600.00
TOTAL GROUNDS COST	9,951.19	8,322.60	-1,628.59	-19.57	97,086.26	93,526.00	-3,560.26	-3.81	110,171.16
UTILITIES									
Electricity	793.23	663.90	-129.33	-19.48	6,628.25	6,639.00	10.75	0.16	7,966.54
Water & Sewer	0.00	83.33	83.33	100.00	1,878.10	833.30	-1,044.80	-125.38	1,000.00
TOTAL UTILITIES	793.23	747.23	-46.00	-6.16	8,506.35	7,472.30	-1,034.05	-13.84	8,966.54

Budget Comparison Cash Flow

Period = Oct 2022

Book = Cash ; Tree = hca_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	28,950.00	28,950.00	0.00	0.00	34,740.00
Insurance	0.00	311.25	311.25	100.00	5,466.00	3,112.50	-2,373.50	-76.26	3,735.00
Bank Charges	0.00	45.83	45.83	100.00	48.00	458.30	410.30	89.53	550.00
HOA Meetings	150.00	75.00	-75.00	-100.00	150.00	750.00	600.00	80.00	900.00
Legal Fees	486.58	416.67	-69.91	-16.78	3,126.33	4,166.70	1,040.37	24.97	5,000.00
Registration & Annual Report Fees	0.00	150.00	150.00	100.00	105.00	175.00	70.00	40.00	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	393.97	250.00	-143.97	-57.59	1,534.56	2,500.00	965.44	38.62	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	3,925.55	4,143.75	218.20	5.27	40,003.33	40,502.50	499.17	1.23	48,490.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	2,325.00	2,325.00	0.00	0.00	23,250.00	23,250.00	0.00	0.00	27,900.00
Transfer to Operating Reserve Fund	250.00	250.00	0.00	0.00	2,500.00	2,500.00	0.00	0.00	3,000.00
TOTAL TRANSFER TO RESERVES	2,575.00	2,575.00	0.00	0.00	25,750.00	25,750.00	0.00	0.00	30,900.00
TOTAL EXPENSES	17,621.96	17,636.24	214.28	1.20	184,923.47	196,227.40	1,303.93	0.66	231,600.00
NET INCOME	968.04	1,463.76	-495.72	-33.87	1,977.35	-3,227.40	5,204.75	161.27	0.00
ADJUSTMENTS									
Association Dues Paid in Advance	-1,480.00	0.00	-1,480.00	N/A	2,400.40	0.00	2,400.40	N/A	0.00
TOTAL ADJUSTMENTS	-1,480.00	0.00	-1,480.00	N/A	2,400.40	0.00	2,400.40	N/A	0.00
CASH FLOW	-511.96	1,463.76	-1,975.72	-134.98	4,377.75	-3,227.40	7,605.15	235.64	0.00

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Balance Sheet

Period = Oct 2022

Book = Cash ; Tree = hoa_bs

Current Balance

ASSETS

CASH

Operating Reserve Account

21,287.81

TOTAL CASH

21,287.81

TOTAL ASSETS

21,287.81

LIABILITIES & OWNERS EQUITY

OWNERS EQUITY

Ending Owners Equity

21,287.81

TOTAL OWNERS EQUITY

21,287.81

TOTAL LIABILITIES & OWNERS EQUITY

21,287.81

Cash Flow Statement

Period = Oct 2022

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	0.21	0.00	2.66	0.00
Operating Reserve Funds	250.00	0.00	2,500.00	0.00
TOTAL OTHER INCOME	250.21	0.00	2,502.66	0.00
TOTAL REVENUE	250.21	0.00	2,502.66	0.00
EXPENSES				
REPAIRS & MAINT - GENERAL				
Repairs & Maintenance	0.00	0.00	12,985.00	0.00
TOTAL REPAIRS & MAINT - GENERAL	0.00	0.00	12,985.00	0.00
TOTAL EXPENSES	0.00	0.00	12,985.00	0.00
NET INCOME	250.21	0.00	-10,482.34	0.00
ADJUSTMENTS				
Operating Reserve Account	-250.21	0.00	10,482.34	0.00
TOTAL ADJUSTMENTS	-250.21	0.00	10,482.34	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
Operating Reserve Account	21,037.60	21,287.81	250.21	
Total Cash	21,037.60	21,287.81	250.21	
Year to Date	Beginning Balance	Ending Balance	Difference	
Operating Reserve Account	31,770.15	21,287.81	-10,482.34	
Total Cash	31,770.15	21,287.81	-10,482.34	

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Balance Sheet

Period = Oct 2022

Book = Cash ; Tree = hoa_bs

Current Balance

ASSETS

CASH

Capital Reserve Account

TOTAL CASH

73,383.09

73,383.09

TOTAL ASSETS

73,383.09

LIABILITIES & OWNERS EQUITY

OWNERS EQUITY

Ending Owners Equity

TOTAL OWNERS EQUITY

73,383.09

73,383.09

TOTAL LIABILITIES & OWNERS EQUITY

73,383.09



Cash Flow Statement

Period = Oct 2022

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	0.60	0.00	6.89	0.00
Capital Reserve Funds	2,325.00	0.00	23,250.00	0.00
TOTAL OTHER INCOME	2,325.60	0.00	23,256.89	0.00
TOTAL REVENUE	2,325.60	0.00	23,256.89	0.00
NET INCOME	2,325.60	0.00	23,256.89	0.00
ADJUSTMENTS				
Capital Reserve Account	-2,325.60	0.00	12,179.80	0.00
TOTAL ADJUSTMENTS	-2,325.60	0.00	12,179.80	0.00
CASH FLOW	0.00	0.00	35,436.69	0.00
Period to Date				
	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	71,057.49	73,383.09	2,325.60	
Total Cash	71,057.49	73,383.09	2,325.60	
Year to Date				
	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	85,562.89	73,383.09	-12,179.80	
Total Cash	85,562.89	73,383.09	-12,179.80	