

Balance Sheet

February 2022

Books = Cash

February 2022

ASSETS

CASH

Operating Cash 1	84,405.49
Capital Reserve Account	90,214.29
Operating Reserve Account	32,270.67
TOTAL CASH	206,890.45

TOTAL ASSETS**206,890.45****LIABILITIES & OWNERS EQUITY**

LIABILITIES

Association Dues Paid in Advance	-6,185.86
TOTAL LIABILITIES	-6,185.86

OWNERS EQUITY

Ending Owners Equity	213,076.31
TOTAL OWNERS EQUITY	213,076.31

TOTAL LIABILITIES & OWNERS EQUITY**206,890.45**

Budget Comparison

February 2022
Books = Cash

	MTD Actual	MTD Budget	Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
REVENUE									
INCOME									
Association Dues	19,531.52	19,300.00	231.52	1.20	39,643.52	38,600.00	1,043.52	2.70	231,600.00
TOTAL INCOME	19,531.52	19,300.00	231.52	1.20	39,643.52	38,600.00	1,043.52	2.70	231,600.00
OTHER INCOME									
Tenant Reimb for Repairs	0.48	0.00	0.48	0.00	0.48	0.00	0.48	0.00	0.00
Miscellaneous Income	100.00	0.00	100.00	0.00	150.00	0.00	150.00	0.00	0.00
Late Fee	150.00	0.00	150.00	0.00	300.00	0.00	300.00	0.00	0.00
Legal Fees Income	0.00	0.00	0.00	0.00	43.00	0.00	43.00	0.00	0.00
TOTAL OTHER INCOME	250.48	0.00	250.48	0.00	493.48	0.00	493.48	0.00	0.00
TOTAL REVENUE	19,782.00	19,300.00	482.00	2.50	40,137.00	38,600.00	1,537.00	3.98	231,600.00
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	149.99	833.33	683.34	82.00	149.99	1,666.66	1,516.67	91.00	10,000.00
Exterminating	0.00	500.00	500.00	100.00	0.00	1,000.00	1,000.00	100.00	6,000.00
Pool Service/Maint	0.00	458.33	458.33	100.00	0.00	916.66	916.66	100.00	5,500.00
Pool Access - Internet	130.21	131.00	0.79	0.60	260.42	262.00	1.58	0.60	1,572.00
Pool - Janitorial Service	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
Pool Monitor/Security	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,500.00
TOTAL REPAIRS & MAINT - GENERAL	280.20	2,047.66	1,767.46	86.32	410.41	4,095.32	3,684.91	89.98	33,072.00
REPAIRS & MAINT. - CONTRACT									
GROUNDS COSTS									
Snow Removal	1,650.00	4,000.00	2,350.00	58.75	10,605.00	8,000.00	-2,605.00	-32.56	10,300.00

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February 2022
Books = Cash

	MTD Actual	MTD Budget	Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
Grounds Maintenance	5,677.88	5,280.93	-396.95	-7.52	10,948.76	10,561.86	-386.90	-3.66	63,371.16
Landscaping-Misc	0.00	500.00	500.00	100.00	0.00	1,000.00	1,000.00	100.00	6,000.00
Trash Removal	478.56	2,241.67	1,763.11	78.65	2,239.96	4,483.34	2,243.38	50.04	26,900.00
Pond Maintenance	306.60	300.00	-6.60	-2.20	1,143.52	600.00	-543.52	-90.59	3,600.00
TOTAL GROUNDS COST	8,113.04	12,322.60	4,209.56	34.16	24,937.24	24,645.20	-292.04	-1.18	110,171.16
UTILITIES									
Electricity	549.25	663.90	114.65	17.27	1,167.71	1,327.80	160.09	12.06	7,966.84
Water & Sewer	0.00	83.33	83.33	100.00	28.00	166.66	138.66	83.20	1,000.00
TOTAL UTILITIES	549.25	747.23	197.98	26.50	1,195.71	1,494.46	298.75	19.99	8,966.84
ADMINISTRATIVE COSTS									
Management Fees	2,895.00	2,895.00	0.00	0.00	5,790.00	5,790.00	0.00	0.00	34,740.00
Insurance	0.00	311.25	311.25	100.00	0.00	622.50	622.50	100.00	3,735.00
Bank Charges	0.00	45.83	45.83	100.00	24.00	91.66	67.66	73.82	550.00
HOA Meetings	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	900.00
Legal Fees	375.00	416.67	41.67	10.00	450.00	833.34	383.34	46.00	5,000.00
Registration & Annual Report Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00
Tax Return Review	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	390.00
Copies Mailings Postage	109.55	250.00	140.45	56.18	233.48	500.00	266.52	53.30	3,000.00
TOTAL ADMINISTRATIVE COSTS	3,379.55	3,993.75	614.20	15.38	6,497.48	7,987.50	1,490.02	18.65	48,490.00
TOTAL OPERATING FUND EXPENSES	3,379.55	3,993.75	614.20	15.38	6,497.48	7,987.50	1,490.02	18.65	48,490.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	2,325.00	2,325.00	0.00	0.00	4,650.00	4,650.00	0.00	0.00	27,900.00
Transfer to Operating Reserve Fund	250.00	250.00	0.00	0.00	500.00	500.00	0.00	0.00	3,000.00
TOTAL TRANSFER TO RESERVES	2,575.00	2,575.00	0.00	0.00	5,150.00	5,150.00	0.00	0.00	30,900.00

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	MTD Actual	MTD Budget	Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
TOTAL EXPENSES	14,897.04	21,686.24	6,789.20	31.31	38,190.84	43,372.48	5,181.64	11.95	231,600.00
NET INCOME	<u>4,884.96</u>	<u>-2,386.24</u>	<u>7,271.20</u>	<u>-304.71</u>	<u>1,946.16</u>	<u>-4,772.48</u>	<u>6,718.64</u>	<u>-140.78</u>	<u>0.00</u>
ADJUSTMENTS									
Association Dues Paid in Advance	-1,007.00	0.00	-1,007.00	0.00	1,888.00	0.00	1,888.00	0.00	0.00
TOTAL ADJUSTMENTS	<u>-1,007.00</u>	<u>0.00</u>	<u>-1,007.00</u>	<u>0.00</u>	<u>1,888.00</u>	<u>0.00</u>	<u>1,888.00</u>	<u>0.00</u>	<u>0.00</u>
CASH FLOW	<u>3,877.96</u>	<u>-2,386.24</u>	<u>6,264.20</u>	<u>-262.51</u>	<u>3,834.16</u>	<u>-4,772.48</u>	<u>8,606.64</u>	<u>-180.34</u>	<u>0.00</u>

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CASH

Operating Reserve Account

32,270.67

TOTAL CASH

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TOTAL ASSETS

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LIABILITIES & OWNERS EQUITY

OWNERS EQUITY

Ending Owners Equity

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TOTAL OWNERS EQUITY

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TOTAL LIABILITIES & OWNERS EQUITY

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Books = Cash

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ASSETS

CASH

Capital Reserve Account

90,214.29

TOTAL CASH

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TOTAL ASSETS

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LIABILITIES & OWNERS EQUITY

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Ending Owners Equity

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