

Balance Sheet

December 2021

Books = Cash

December 2021

ASSETS

CASH

Operating Cash 1

82,232.73

TOTAL CASH

82,232.73

TOTAL ASSETS

82,232.73

LIABILITIES & OWNERS EQUITY

LIABILITIES

Association Dues Paid in Advance

-8,073.86

TOTAL LIABILITIES

-8,073.86

OWNERS EQUITY

Ending Owners Equity

90,306.59

TOTAL OWNERS EQUITY

90,306.59

TOTAL LIABILITIES & OWNERS EQUITY

82,232.73

Budget Comparison

December 2021

Books = Cash

	MTD Actual	MTD Budget	Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
REVENUE									
Association Dues	18,498.00	19,300.00	-802.00	-4.16	237,052.11	231,600.00	5,452.11	2.35	231,600.00
TOTAL REVENUE	<u>18,498.00</u>	<u>19,300.00</u>	<u>-802.00</u>	<u>-4.16</u>	<u>237,052.11</u>	<u>231,600.00</u>	<u>5,452.11</u>	<u>2.35</u>	<u>231,600.00</u>
OTHER REVENUE									
Tenant Reimb for Repairs	0.00	0.00	0.00	0.00	649.52	0.00	649.52	0.00	0.00
Miscellaneous Income	50.00	0.00	50.00	0.00	2,016.75	0.00	2,016.75	0.00	0.00
Non Compliance Fee	250.00	0.00	250.00	0.00	300.00	0.00	300.00	0.00	0.00
Legal Fees Income	0.00	0.00	0.00	0.00	300.22	0.00	300.22	0.00	0.00
NSF Bank Chg	0.00	0.00	0.00	0.00	70.00	0.00	70.00	0.00	0.00
TOTAL OTHER REVENUE	<u>300.00</u>	<u>0.00</u>	<u>300.00</u>	<u>0.00</u>	<u>3,336.49</u>	<u>0.00</u>	<u>3,336.49</u>	<u>0.00</u>	<u>0.00</u>
TOTAL REVENUE	<u>18,798.00</u>	<u>19,300.00</u>	<u>-502.00</u>	<u>-2.60</u>	<u>240,388.60</u>	<u>231,600.00</u>	<u>8,788.60</u>	<u>3.79</u>	<u>231,600.00</u>
EXPENDITURES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	238.43	833.37	594.94	71.39	10,825.02	10,000.00	-825.02	-8.25	10,000.00
Exterminating	375.00	433.37	58.37	13.47	6,000.00	5,200.00	-800.00	-15.38	5,200.00
Roof Repairs	252.68	0.00	-252.68	0.00	252.68	0.00	-252.68	0.00	0.00
Pool Service/Maint.	0.00	458.37	458.37	100.00	6,491.17	5,500.00	-991.17	-18.02	5,500.00
Pool Access - Internet	130.21	131.00	0.79	0.60	1,577.52	1,572.00	-5.52	-0.35	1,572.00
Pool - Janitorial Service	0.00	125.00	125.00	100.00	1,573.39	1,500.00	-73.39	-4.89	1,500.00
Pool Monitor/Security	0.00	666.63	666.63	100.00	8,871.74	8,000.00	-871.74	-10.90	8,000.00
TOTAL REPAIRS & MAINT - GENERAL	<u>996.32</u>	<u>2,647.74</u>	<u>1,651.42</u>	<u>62.37</u>	<u>35,591.52</u>	<u>31,772.00</u>	<u>-3,819.52</u>	<u>-12.02</u>	<u>31,772.00</u>
REPAIRS & MAINT.-CONTRACT									
GROUNDS COSTS									

Budget Comparison

December 2021

Books = Cash

	MTD Actual	MTD Budget	Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
Snow Removal	0.00	3,000.00	3,000.00	100.00	10,166.95	10,600.00	433.05	4.09	10,600.00
Grounds Maintenance	5,270.88	5,280.93	10.05	0.19	49,889.03	63,371.16	13,482.13	21.27	63,371.16
Landscaping	0.00	0.00	0.00	0.00	5,509.45	0.00	-5,509.45	0.00	0.00
Landscaping-Misc	0.00	583.37	583.37	100.00	2,876.17	7,000.00	4,123.83	58.91	7,000.00
Trash Removal	1,661.40	2,241.63	580.23	25.88	22,335.24	26,900.00	4,564.76	16.97	26,900.00
Pond Maintenance	306.60	300.00	-6.60	-2.20	3,491.09	3,600.00	108.91	3.03	3,600.00
TOTAL GROUNDS COST	7,238.88	11,405.93	4,167.05	36.53	94,267.93	111,471.16	17,203.23	15.43	111,471.16
UTILITIES									
Electricity	508.46	663.94	155.48	23.42	8,006.79	7,966.84	-39.95	-0.50	7,966.84
Water & Sewer	0.00	79.13	79.13	100.00	979.75	950.00	-29.75	-3.13	950.00
TOTAL UTILITIES	508.46	743.07	234.61	31.57	8,986.54	8,916.84	-69.70	-0.78	8,916.84
GENERAL & ADMIN EXPENSE									
CAPITAL RESERVE EXPENSES									
ADMINISTRATIVE COSTS									
Management Fees	2,895.00	2,895.00	0.00	0.00	34,740.00	34,740.00	0.00	0.00	34,740.00
Insurance	0.00	308.37	308.37	100.00	3,589.00	3,700.00	111.00	3.00	3,700.00
Bank Charges	0.00	45.87	45.87	100.00	173.91	550.00	376.09	68.38	550.00
HOA Meetings	1,350.00	0.00	-1,350.00	0.00	2,700.00	0.00	-2,700.00	0.00	0.00
Legal Fees	438.00	500.00	62.00	12.40	4,720.31	6,000.00	1,279.69	21.33	6,000.00
Registration & Annual Report Fees	80.00	0.00	-80.00	0.00	185.00	175.00	-10.00	-5.71	175.00
Tax Return Review	0.00	0.00	0.00	0.00	390.00	375.00	-15.00	-4.00	375.00
Copies Mailings Postage	297.24	250.00	-47.24	-18.90	3,976.07	3,000.00	-976.07	-32.54	3,000.00
TOTAL ADMINISTRATIVE COSTS	5,060.24	3,999.24	-1,061.00	-26.53	50,474.29	48,540.00	-1,934.29	-3.98	48,540.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	2,325.00	2,325.00	0.00	0.00	27,900.00	27,900.00	0.00	0.00	27,900.00

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Budget Comparison

December 2021

Books = Cash

	MTD Actual	MTD Budget	Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
Transfer to Operating Reserve Fund	250.00	250.00	0.00	0.00	3,000.00	3,000.00	0.00	0.00	3,000.00
TOTAL TRANSFER TO RESERVES	2,575.00	2,575.00	0.00	0.00	30,900.00	30,900.00	0.00	0.00	30,900.00
TOTAL EXPENDITURES & TRANS	16,378.90	21,370.98	4,992.08	23.36	220,220.28	231,600.00	11,379.72	4.91	231,600.00
NET INCOME	2,419.10	-2,070.98	4,490.08	-216.81	20,168.32	0.00	20,168.32	0.00	0.00
ADJUSTMENTS									
ASSETS									
CASH									
Operating Cash 1	-4,696.10	0.00	-4,696.10	0.00	-17,706.75	0.00	-17,706.75	0.00	0.00
TOTAL CASH	-4,696.10	0.00	-4,696.10	0.00	-17,706.75	0.00	-17,706.75	0.00	0.00
TOTAL ASSETS	-4,696.10	0.00	-4,696.10	0.00	-17,706.75	0.00	-17,706.75	0.00	0.00
Association Dues Paid in Advance	2,277.00	0.00	2,277.00	0.00	-2,461.57	0.00	-2,461.57	0.00	0.00
OWNERS EQUITY									
Ending Owners Equity	2,419.10	0.00	2,419.10	0.00	20,168.32	0.00	20,168.32	0.00	0.00
TOTAL OWNERS EQUITY	2,419.10	0.00	2,419.10	0.00	20,168.32	0.00	20,168.32	0.00	0.00
CASH FLOW	2,419.10	-2,070.98	4,490.08	-216.81	20,168.32	0.00	20,168.32	0.00	0.00

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Balance Sheet

December 2021

Books = Cash

December 2021

ASSETS

CASH

Operating Reserve Account

31,770.15

TOTAL CASH

31,770.15

TOTAL ASSETS

31,770.15

LIABILITIES & OWNERS EQUITY

OWNERS EQUITY

Ending Owners Equity

31,770.15

TOTAL OWNERS EQUITY

31,770.15

TOTAL LIABILITIES & OWNERS EQUITY

31,770.15

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Cash Flow

For The Period Ending December 2021

Books = Cash

	Month to Date		Year-to-Date	
		%		%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	0.27	0.11	3.01	0.10
Operating Reserve Funds	250.00	99.89	3,000.00	99.90
TOTAL OTHER INCOME	250.27	100.00	3,003.01	100.00
TOTAL REVENUE	250.27	100.00	3,003.01	100.00
EXPENSES				
REPAIRS & MAINT - GENERAL				
GROUNDS COSTS				
ADMINISTRATIVE COSTS				
TRANSFER TO RESERVES				
NET INCOME	250.27	100.00	3,003.01	100.00
ADJUSTMENTS				
Operating Reserve Account	-250.27	-100.00	-3,003.01	-100.00
TOTAL ADJUSTMENTS	-250.27	-100.00	-3,003.01	-100.00

	Month to Date			Year to Date		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1110-0000 Operating Cash 1	0.00	0.00	0.00	0.00	0.00	0.00
1126-0000 Capital Reserve Account	0.00	0.00	0.00	0.00	0.00	0.00
1127-0000 Operating Reserve Account	31,519.88	31,770.15	250.27	28,767.14	31,770.15	3,003.01
Total Cash	31,519.88	31,770.15	250.27	28,767.14	31,770.15	3,003.01

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Balance Sheet

December 2021

Books = Cash

December 2021

ASSETS

CASH

Capital Reserve Account

85,562.89

TOTAL CASH

85,562.89

TOTAL ASSETS

85,562.89

LIABILITIES & OWNERS EQUITY

OWNERS EQUITY

Ending Owners Equity

85,562.89

TOTAL OWNERS EQUITY

85,562.89

TOTAL LIABILITIES & OWNERS EQUITY

85,562.89

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Cash Flow

For The Period Ending December 2021

Books = Cash

	Month to Date		Year-to-Date	
		%		%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	0.71	0.03	7.13	0.03
Capital Reserve Funds	2,325.00	99.97	27,900.00	109.42
TOTAL OTHER INCOME	2,325.71	100.00	27,907.13	109.45
TOTAL REVENUE	2,325.71	100.00	27,907.13	109.45
EXPENSES				
ADMINISTRATIVE COSTS				
NET INCOME	2,325.71	100.00	27,907.13	109.45
ADJUSTMENTS				
Capital Reserve Account	-2,325.71	-100.00	-26,702.13	-104.73
TOTAL ADJUSTMENTS	-2,325.71	-100.00	-26,702.13	-104.73
CASH FLOW	0.00	0.00	1,205.00	4.73

	Month to Date			Year to Date		
	Beg Cash	End Cash	Difference	Beg Cash	End Cash	Difference
1126-0000 Capital Reserve Account	83,237.18	85,562.89	2,325.71	58,860.76	85,562.89	26,702.13
1127-0000 Operating Reserve Account	0.00	0.00	0.00	0.00	0.00	0.00
Total Cash	83,237.18	85,562.89	2,325.71	58,860.76	85,562.89	26,702.13

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