

Balance Sheet

September 2020

Books = Cash

September 2020**ASSETS**

CASH

Operating Cash 1	53,533.27
Capital Reserve Account	52,609.39
Operating Reserve Account	28,766.42
TOTAL CASH	134,909.08

TOTAL ASSETS**134,909.08****LIABILITIES & OWNERS EQUITY**

LIABILITIES

Association Dues Paid in Advance	-1,797.90
TOTAL LIABILITIES	-1,797.90

OWNERS EQUITY

Ending Owners Equity	136,706.98
TOTAL OWNERS EQUITY	136,706.98

TOTAL LIABILITIES & OWNERS EQUITY**134,909.08**

Budget Comparison

September 2020
Books = Cash

	MTD Actual	MTD Budget	Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
REVENUE									
Association Dues	19,304.67	19,300.00	4.67	0.02	178,007.14	173,700.00	4,307.14	2.48	231,600.00
Special Assessments	0.00	0.00	0.00	0.00	985.00	0.00	985.00	0.00	0.00
TOTAL REVENUE	19,304.67	19,300.00	4.67	0.02	178,992.14	173,700.00	5,292.14	3.05	231,600.00
OTHER REVENUE									
Miscellaneous Income	275.00	0.00	275.00	0.00	1,700.00	0.00	1,700.00	0.00	0.00
Legal Fees Income	0.00	0.00	0.00	0.00	250.73	0.00	250.73	0.00	0.00
NSF Bank Chg	0.00	0.00	0.00	0.00	140.00	0.00	140.00	0.00	0.00
TOTAL OTHER REVENUE	275.00	0.00	275.00	0.00	2,090.73	0.00	2,090.73	0.00	0.00
TOTAL REVENUE	19,579.67	19,300.00	279.67	1.45	181,082.87	173,700.00	7,382.87	4.25	231,600.00
EXPENDITURES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	95.00	833.33	738.33	88.60	10,387.63	7,499.97	-2,887.66	-38.50	10,000.00
Exterminating	375.00	308.33	-66.67	-21.62	10,712.00	2,774.97	-7,937.03	-286.02	3,700.00
Pool Service/Maint.	155.00	918.00	763.00	83.12	5,120.89	5,500.00	379.11	6.89	5,500.00
Pool Access - Internet	130.21	131.00	0.79	0.60	1,487.88	1,179.00	-308.88	-26.20	1,572.00
Pool - Janitorial Service	250.00	300.00	50.00	16.67	750.00	1,500.00	750.00	50.00	1,500.00
Pool Monitor/Security	2,977.15	2,000.00	-977.15	-48.86	7,412.98	8,000.00	587.02	7.34	8,000.00
TOTAL REPAIRS & MAINT - GENERAL	3,982.36	4,490.66	508.30	11.32	35,871.38	26,453.94	-9,417.44	-35.60	30,272.00
REPAIRS & MAINT.-CONTRACT									
GROUNDS COSTS									
Snow Removal	0.00	0.00	0.00	0.00	0.00	7,600.00	7,600.00	100.00	10,600.00
Grounds Maintenance	5,990.36	5,990.36	0.00	0.00	53,913.24	53,913.24	0.00	0.00	71,884.32

Budget Comparison

September 2020
Books = Cash

	MTD Actual	MTD Budget	Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
Landscaping-Misc	0.00	733.33	733.33	100.00	1,104.19	6,599.97	5,495.78	83.27	8,800.00
Trash Removal	3,577.80	2,000.00	-1,577.80	-78.89	18,144.00	18,000.00	-144.00	-0.80	24,000.00
Pond Maintenance	297.67	300.00	2.33	0.78	2,906.18	2,700.00	-206.18	-7.64	3,600.00
TOTAL GROUNDS COST	9,865.83	9,023.69	-842.14	-9.33	76,067.61	88,813.21	12,745.60	14.35	118,884.32
UTILITIES									
Electricity	867.50	506.97	-360.53	-71.11	5,947.72	4,562.73	-1,384.99	-30.35	6,083.68
Water & Sewer	324.05	100.00	-224.05	-224.05	512.45	900.00	387.55	43.06	1,200.00
TOTAL UTILITIES	1,191.55	606.97	-584.58	-96.31	6,460.17	5,462.73	-997.44	-18.26	7,283.68
GENERAL & ADMIN EXPENSE									
CAPITAL RESERVE EXPENSES									
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	308.33	308.33	100.00	3,541.00	2,774.97	-766.03	-27.60	3,700.00
Bank Charges	0.00	15.00	15.00	100.00	540.00	135.00	-405.00	-300.00	180.00
HOA Meetings	0.00	0.00	0.00	0.00	150.00	0.00	-150.00	0.00	0.00
Legal Fees	245.00	666.67	421.67	63.25	4,631.55	6,000.03	1,368.48	22.81	8,000.00
Registration & Annual Report Fees	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	175.00
Tax Return Review	0.00	0.00	0.00	0.00	375.00	365.00	-10.00	-2.74	365.00
Copies Mailings Postage	287.51	250.00	-37.51	-15.00	1,410.98	2,250.00	839.02	37.29	3,000.00
Miscellaneous Expense	0.00	0.00	0.00	0.00	25.00	0.00	-25.00	0.00	0.00
TOTAL ADMINISTRATIVE COSTS	3,427.51	4,160.00	732.49	17.61	36,728.53	37,605.00	876.47	2.33	50,160.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	2,083.33	2,083.33	0.00	0.00	18,749.97	18,749.97	0.00	0.00	25,000.00
TOTAL TRANSFER TO RESERVES	2,083.33	2,083.33	0.00	0.00	18,749.97	18,749.97	0.00	0.00	25,000.00

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Budget Comparison

September 2020

Books = Cash

	MTD Actual	MTD Budget	Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
TOTAL EXPENDITURES & TRANS	20,550.58	20,364.65	-185.93	-0.91	173,877.66	177,084.85	3,207.19	1.81	231,600.00
NET INCOME	-970.91	-1,064.65	93.74	-8.80	7,205.21	-3,384.85	10,590.06	-312.87	0.00
ADJUSTMENTS									
ASSETS									
CASH									
Operating Cash 1	2,538.91	0.00	2,538.91	0.00	-4,708.68	0.00	-4,708.68	0.00	0.00
TOTAL CASH	2,538.91	0.00	2,538.91	0.00	-4,708.68	0.00	-4,708.68	0.00	0.00
TOTAL ASSETS									
Association Dues Paid in Advance	-1,568.00	0.00	-1,568.00	0.00	-2,496.53	0.00	-2,496.53	0.00	0.00
OWNERS EQUITY									
Ending Owners Equity	-970.91	0.00	-970.91	0.00	7,205.21	0.00	7,205.21	0.00	0.00
TOTAL OWNERS EQUITY	-970.91	0.00	-970.91	0.00	7,205.21	0.00	7,205.21	0.00	0.00
CASH FLOW									
	-970.91	-1,064.65	93.74	-8.80	7,205.21	-3,384.85	10,590.06	-312.87	0.00

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