

Balance Sheet

October 2020

Books = Cash

October 2020**ASSETS**

CASH

Operating Cash 1	61,659.40
Capital Reserve Account	54,693.17
Operating Reserve Account	28,766.66
TOTAL CASH	145,119.23

TOTAL ASSETS**145,119.23****LIABILITIES & OWNERS EQUITY**

LIABILITIES

Association Dues Paid in Advance	-3,594.00
TOTAL LIABILITIES	-3,594.00

OWNERS EQUITY

Ending Owners Equity	148,713.23
TOTAL OWNERS EQUITY	148,713.23

TOTAL LIABILITIES & OWNERS EQUITY**145,119.23**

Budget Comparison

October 2020
Books = Cash

	MTD Actual	MTD Budget	Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
REVENUE									
Association Dues	20,120.00	19,300.00	820.00	4.25	198,127.14	193,000.00	5,127.14	2.66	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	20,120.00	19,300.00	820.00	4.25	199,112.14	193,000.00	6,112.14	3.17	231,600.00
OTHER REVENUE									
Miscellaneous Income	50.00	0.00	50.00	0.00	1,750.00	0.00	1,750.00	0.00	0.00
Legal Fees Income	50.00	0.00	50.00	0.00	300.73	0.00	300.73	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	100.00	0.00	100.00	0.00	2,190.73	0.00	2,190.73	0.00	0.00
TOTAL REVENUE	20,220.00	19,300.00	920.00	4.77	201,302.87	193,000.00	8,302.87	4.30	231,600.00
EXPENDITURES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	108.89	833.33	724.44	86.93	10,496.52	8,333.30	-2,163.22	-25.96	10,000.00
Exterminating	0.00	308.33	308.33	100.00	10,712.00	3,083.30	-7,628.70	-247.42	3,700.00
Pool Service/Maint.	2,093.00	0.00	-2,093.00	0.00	7,213.89	5,500.00	-1,713.89	-31.16	5,500.00
Pool Access - Internet	130.21	131.00	0.79	0.60	1,618.09	1,310.00	-308.09	-23.52	1,572.00
Pool - Janitorial Service	500.00	0.00	-500.00	0.00	1,250.00	1,500.00	250.00	16.67	1,500.00
Pool Monitor/Security	509.12	0.00	-509.12	0.00	7,922.10	8,000.00	77.90	0.97	8,000.00
TOTAL REPAIRS & MAINT - GENERAL	3,341.22	1,272.66	-2,068.56	-162.54	39,212.60	27,726.60	-11,486.00	-41.43	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	58.37	5,990.36	5,931.99	99.03	53,971.61	59,903.60	5,931.99	9.90	71,884.32

Budget Comparison

October 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	7,333.30	6,229.11	84.94	8,800.00
Trash Removal	225.00	2,000.00	1,775.00	88.75	18,369.00	20,000.00	1,631.00	8.16	24,000.00
Pond Maintenance	297.67	300.00	2.33	0.78	3,203.85	3,000.00	-203.85	-6.80	3,600.00
TOTAL GROUNDS COST	581.04	9,023.69	8,442.65	93.56	76,648.65	97,836.90	21,188.25	21.66	118,884.32
UTILITIES									
Electricity	221.27	506.97	285.70	56.35	6,168.99	5,069.70	-1,099.29	-21.68	6,083.68
Natural Gas	641.33	0.00	-641.33	0.00	641.33	0.00	-641.33	0.00	0.00
Water & Sewer	0.00	100.00	100.00	100.00	512.45	1,000.00	487.55	48.76	1,200.00
TOTAL UTILITIES	862.60	606.97	-255.63	-42.12	7,322.77	6,069.70	-1,253.07	-20.64	7,283.68
GENERAL & ADMIN EXPENSE									
CAPITAL RESERVE EXPENSES									
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	308.33	308.33	100.00	3,541.00	3,083.30	-457.70	-14.84	3,700.00
Bank Charges	0.00	15.00	15.00	100.00	540.00	150.00	-390.00	-260.00	180.00
HOA Meetings	0.00	0.00	0.00	0.00	150.00	0.00	-150.00	0.00	0.00
Legal Fees	408.50	666.67	258.17	38.73	5,040.05	6,666.70	1,626.65	24.40	8,000.00
Registration & Annual Report Fees	80.00	150.00	70.00	46.67	80.00	175.00	95.00	54.29	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	46.08	250.00	203.92	81.57	1,457.06	2,500.00	1,042.94	41.72	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	3,429.58	4,285.00	855.42	19.96	40,158.11	41,890.00	1,731.89	4.13	50,160.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	2,083.33	2,083.33	0.00	0.00	20,833.30	20,833.30	0.00	0.00	25,000.00
TOTAL TRANSFER TO RESERVES	2,083.33	2,083.33	0.00	0.00	20,833.30	20,833.30	0.00	0.00	25,000.00

Budget Comparison

October 2020
Books = Cash

	MTD Actual	MTD Budget	Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
TOTAL EXPENDITURES & TRANS	10,297.77	17,271.65	6,973.88	40.38	184,175.43	194,356.50	10,181.07	5.24	231,600.00
NET INCOME	9,922.23	2,028.35	7,893.88	389.18	17,127.44	-1,356.50	18,483.94	-1,362.62	0.00
ADJUSTMENTS									
ASSETS									
CASH									
Operating Cash 1	-8,126.13	0.00	-8,126.13	0.00	-12,834.81	0.00	-12,834.81	0.00	0.00
TOTAL CASH	-8,126.13	0.00	-8,126.13	0.00	-12,834.81	0.00	-12,834.81	0.00	0.00
TOTAL ASSETS	-8,126.13	0.00	-8,126.13	0.00	-12,834.81	0.00	-12,834.81	0.00	0.00
Association Dues Paid in Advance	-1,796.10	0.00	-1,796.10	0.00	-4,292.63	0.00	-4,292.63	0.00	0.00
OWNERS EQUITY									
Ending Owners Equity	9,922.23	0.00	9,922.23	0.00	17,127.44	0.00	17,127.44	0.00	0.00
TOTAL OWNERS EQUITY	9,922.23	0.00	9,922.23	0.00	17,127.44	0.00	17,127.44	0.00	0.00
CASH FLOW	9,922.23	2,028.35	7,893.88	389.18	17,127.44	-1,356.50	18,483.94	-1,362.62	0.00

I