

## Balance Sheet

Period = Aug 2022

Book = Cash ; Tree = hoa\_bs

	<b>Current Balance</b>
<b>ASSETS</b>	
CASH	
Operating Cash 1	59,172.92
<b>TOTAL CASH</b>	<b>59,172.92</b>
<b>TOTAL ASSETS</b>	
	<b>59,172.92</b>
<b>LIABILITIES &amp; OWNERS EQUITY</b>	
LIABILITIES	
Association Dues Paid in Advance	42.00
<b>TOTAL LIABILITIES</b>	<b>42.00</b>
OWNERS EQUITY	
Initial Owners Equity-Operating Funds	24,634.13
Ending Owners Equity	34,496.79
<b>TOTAL OWNERS EQUITY</b>	<b>59,130.92</b>
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<b>59,172.92</b>

### Budget Comparison Cash Flow

Period = Aug 2022

Book = Cash ; Tree = hoa\_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>REVENUE</b>									
<b>INCOME</b>									
Association Dues	15,304.00	15,302.00	2.00	0.01	122,582.00	122,416.00	166.00	0.14	183,624.00
Special Assessments	0.00	0.00	0.00	N/A	-151,536.00	0.00	-151,536.00	N/A	0.00
Assessment - Dryer Vent Cleaning	0.00	0.00	0.00	N/A	1,060.00	0.00	1,060.00	N/A	0.00
<b>TOTAL INCOME</b>	<b>15,304.00</b>	<b>15,302.00</b>	<b>2.00</b>	<b>0.01</b>	<b>-27,894.00</b>	<b>122,416.00</b>	<b>-150,310.00</b>	<b>-122.79</b>	<b>183,624.00</b>
<b>OTHER INCOME</b>									
Miscellaneous Income	0.00	0.00	0.00	N/A	20.00	0.00	20.00	N/A	0.00
<b>TOTAL OTHER INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>N/A</b>	<b>20.00</b>	<b>0.00</b>	<b>20.00</b>	<b>N/A</b>	<b>0.00</b>
<b>TOTAL REVENUE</b>	<b>15,304.00</b>	<b>15,302.00</b>	<b>2.00</b>	<b>0.01</b>	<b>-27,874.00</b>	<b>122,416.00</b>	<b>-150,290.00</b>	<b>-122.77</b>	<b>183,624.00</b>
<b>EXPENSES</b>									
<b>REPAIRS &amp; MAINT - GENERAL</b>									
Repairs & Maintenance	525.00	1,400.00	875.00	62.50	9,577.25	11,200.00	1,622.75	14.49	16,800.00
Exterminating	0.00	105.00	105.00	100.00	375.00	840.00	465.00	55.36	1,260.00
Building Supplies	124.86	15.00	-109.86	-732.40	164.77	120.00	-44.77	-37.31	180.00
<b>TOTAL REPAIRS &amp; MAINT - GENERAL</b>	<b>649.86</b>	<b>1,520.00</b>	<b>870.14</b>	<b>57.25</b>	<b>10,117.02</b>	<b>12,160.00</b>	<b>2,042.98</b>	<b>16.80</b>	<b>18,240.00</b>
<b>REPAIRS &amp; MAINT - CONTRACT</b>									
Elevator Inspections	0.00	0.00	0.00	N/A	0.00	280.00	280.00	100.00	560.00
Elevator Preventive Maintenance	0.00	0.00	0.00	N/A	3,392.61	3,405.00	12.39	0.36	4,540.00
Elevator Repairs	0.00	90.00	90.00	100.00	0.00	720.00	720.00	100.00	1,080.00
Elevator Telephone	84.70	85.00	0.30	0.35	619.72	680.00	60.28	8.86	1,020.00
HVAC Maintenance	0.00	70.83	70.83	100.00	425.00	566.64	141.64	25.00	850.00
HVAC Repair	0.00	15.00	15.00	100.00	0.00	120.00	120.00	100.00	180.00
Fire System Telephone	84.69	85.00	0.31	0.36	646.20	680.00	33.80	4.97	1,020.00
Fire Panel Monitoring	0.00	0.00	0.00	N/A	699.15	395.00	-304.15	-77.00	395.00
Fire Code Inspections	0.00	167.92	167.92	100.00	757.42	1,343.36	585.94	43.62	2,015.00
Fire System Water	0.00	0.00	0.00	N/A	84.06	0.00	-84.06	N/A	0.00
Fire System Repair	0.00	0.00	0.00	N/A	1,470.00	0.00	-1,470.00	N/A	0.00
Fire System Maintenance	0.00	142.25	142.25	100.00	0.00	1,138.00	1,138.00	100.00	1,707.00
<b>TOTAL REPAIRS &amp; MAINT - CONTRACT</b>	<b>169.39</b>	<b>656.00</b>	<b>486.61</b>	<b>74.18</b>	<b>8,094.16</b>	<b>9,328.00</b>	<b>1,233.84</b>	<b>13.23</b>	<b>13,367.00</b>
<b>HOUSEKEEPING</b>									
Cleaning Services	419.92	450.00	30.08	6.68	3,359.36	3,600.00	240.64	6.68	5,400.00
<b>TOTAL HOUSEKEEPING</b>	<b>419.92</b>	<b>450.00</b>	<b>30.08</b>	<b>6.68</b>	<b>3,359.36</b>	<b>3,600.00</b>	<b>240.64</b>	<b>6.68</b>	<b>5,400.00</b>

**Budget Comparison Cash Flow**

Period = Aug 2022

Book = Cash ; Tree = hoa\_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>GROUNDS COSTS</b>									
Snow Removal	0.00	0.00	0.00	N/A	1,149.00	1,500.00	351.00	23.40	1,799.00
Grounds Maintenance	1,195.00	1,166.67	-28.33	-2.43	9,533.00	9,333.36	-199.64	-2.14	14,000.00
Landscaping-Misc	0.00	103.00	103.00	100.00	1,126.00	824.00	-302.00	-36.65	1,236.00
Irrigation	659.00	50.00	-609.00	-1,218.00	919.00	350.00	-569.00	-162.57	600.00
<b>TOTAL GROUNDS COST</b>	<b>1,854.00</b>	<b>1,319.67</b>	<b>-534.33</b>	<b>-40.49</b>	<b>12,727.00</b>	<b>12,007.36</b>	<b>-719.64</b>	<b>-5.99</b>	<b>17,635.00</b>
<b>UTILITIES</b>									
Electricity	593.89	616.67	22.78	3.69	5,643.30	4,933.36	-709.94	-14.39	7,400.00
Natural Gas	46.12	55.00	8.88	16.15	458.41	440.00	-18.41	-4.18	660.00
Water & Sewer	791.33	714.58	-76.75	-10.74	6,062.13	5,716.64	-345.49	-6.04	8,575.00
<b>TOTAL UTILITIES</b>	<b>1,431.34</b>	<b>1,386.25</b>	<b>-45.09</b>	<b>-3.25</b>	<b>12,163.84</b>	<b>11,090.00</b>	<b>-1,073.84</b>	<b>-9.68</b>	<b>16,635.00</b>
<b>ADMINISTRATIVE COSTS</b>									
Management Fees	434.74	435.00	0.26	0.06	3,477.92	3,480.00	2.08	0.06	5,220.00
Professional Fees	0.00	400.00	400.00	100.00	660.00	3,200.00	2,540.00	79.38	4,800.00
Website	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00
Insurance	6,450.41	2,362.92	-4,087.49	-172.98	25,602.79	18,903.36	-6,699.43	-35.44	28,355.00
Bank Charges	15.00	21.00	6.00	28.57	120.00	168.00	48.00	28.57	252.00
UOA Meetings	30.00	14.58	-15.42	-105.76	80.00	116.64	36.64	31.41	175.00
Legal Fees	0.00	75.00	75.00	100.00	0.00	600.00	600.00	100.00	900.00
Registration & Annual Report Fees	0.00	0.00	0.00	N/A	25.00	25.00	0.00	0.00	125.00
Tax Return Review	0.00	0.00	0.00	N/A	360.00	390.00	30.00	7.69	390.00
Copies Mailings Postage	8.70	35.00	26.30	75.14	99.84	280.00	180.16	64.34	420.00
Amenity Fee	331.10	355.00	23.90	6.73	3,162.96	2,840.00	-322.96	-11.37	4,260.00
<b>TOTAL ADMINISTRATIVE COSTS</b>	<b>7,269.95</b>	<b>3,698.50</b>	<b>-3,571.45</b>	<b>-96.56</b>	<b>33,588.51</b>	<b>30,253.00</b>	<b>-3,335.51</b>	<b>-11.03</b>	<b>45,147.00</b>
<b>TRANSFER TO RESERVES</b>									
Transfer to Capital Reserve Fund	5,150.00	5,150.00	0.00	0.00	73,669.00	41,200.00	-32,469.00	-78.81	61,800.00
Transfer to Operating Reserve Fund	450.00	450.00	0.00	0.00	3,600.00	3,600.00	0.00	0.00	5,400.00
<b>TOTAL TRANSFER TO RESERVES</b>	<b>5,600.00</b>	<b>5,600.00</b>	<b>0.00</b>	<b>0.00</b>	<b>77,269.00</b>	<b>44,800.00</b>	<b>-32,469.00</b>	<b>-72.48</b>	<b>67,200.00</b>
<b>TOTAL EXPENSES</b>	<b>17,394.46</b>	<b>14,630.42</b>	<b>-2,764.04</b>	<b>-18.89</b>	<b>157,318.89</b>	<b>123,236.36</b>	<b>-34,082.53</b>	<b>-27.65</b>	<b>183,624.00</b>
<b>NET INCOME</b>	<b>-2,090.46</b>	<b>671.58</b>	<b>-2,762.04</b>	<b>-411.27</b>	<b>-165,192.89</b>	<b>-822.36</b>	<b>-164,370.53</b>	<b>-22,419.69</b>	<b>0.00</b>
<b>ADJUSTMENTS</b>									
Association Dues Paid in Advance	0.00	0.00	0.00	N/A	42.00	0.00	42.00	N/A	0.00

Chateau Mont Condominium Unit Owners Assoc. (o.cm)

**Budget Comparison Cash Flow**

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TOTAL ADJUSTMENTS	0.00	0.00	0.00	N/A	42.00	0.00	42.00	N/A	0.00
CASH FLOW	-2,090.46	671.58	-2,762.04	-411.27	-185,150.89	-822.36	-184,328.53	-22,414.58	0.00



# Balance Sheet

Period = Aug 2022

Book = Cash ; Tree = hoa\_bs

**Current Balance**

## ASSETS

### CASH

Operating Reserve Account

38,946.68

TOTAL CASH

38,946.68

**TOTAL ASSETS**

**38,946.68**

## LIABILITIES & OWNERS EQUITY

### OWNERS EQUITY

Initial Funds-Operating Reserve

12,392.05

Ending Owners Equity

26,554.63

TOTAL OWNERS EQUITY

38,946.68

**TOTAL LIABILITIES & OWNERS EQUITY**

**38,946.68**

# Cash Flow Statement

Period = Aug 2022

Book = Cash ; Tree = hoa\_cf

	Period to Date	%	Year to Date	%
<b>REVENUE</b>				
OTHER INCOME				
Interest on Bank Accounts	8.17	0.00	32.47	0.00
Operating Reserve Funds	450.00	0.00	3,600.00	0.00
<b>TOTAL OTHER INCOME</b>	<b>458.17</b>	<b>0.00</b>	<b>3,632.47</b>	<b>0.00</b>
<b>TOTAL REVENUE</b>	<b>458.17</b>	<b>0.00</b>	<b>3,632.47</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>458.17</b>	<b>0.00</b>	<b>3,632.47</b>	<b>0.00</b>
ADJUSTMENTS				
Operating Reserve Account	-458.17	0.00	-3,632.47	0.00
<b>TOTAL ADJUSTMENTS</b>	<b>-458.17</b>	<b>0.00</b>	<b>-3,632.47</b>	<b>0.00</b>
<b>CASH FLOW</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Period to Date</b>				
	<b>Beginning Balance</b>		<b>Ending Balance</b>	<b>Difference</b>
Operating Reserve Account	38,488.51		38,946.68	458.17
<b>Total Cash</b>	<b>38,488.51</b>		<b>38,946.68</b>	<b>458.17</b>
<b>Year to Date</b>				
	<b>Beginning Balance</b>		<b>Ending Balance</b>	<b>Difference</b>
Operating Reserve Account	35,314.21		38,946.68	3,632.47
<b>Total Cash</b>	<b>35,314.21</b>		<b>38,946.68</b>	<b>3,632.47</b>

64

# Balance Sheet

Period = Aug 2022

Book = Cash ; Tree = hoa\_bs

	<b>Current Balance</b>
<b>ASSETS</b>	
CASH	
Capital Reserve Account	224,734.21
<b>TOTAL CASH</b>	<b>224,734.21</b>
<b>TOTAL ASSETS</b>	
	<b>224,734.21</b>
<b>LIABILITIES &amp; OWNERS EQUITY</b>	
OWNERS EQUITY	
Initial Funds-Capital Reserve	66,578.35
Ending Owners Equity	158,155.86
<b>TOTAL OWNERS EQUITY</b>	<b>224,734.21</b>
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	
	<b>224,734.21</b>

69

# Cash Flow Statement

Period = Aug 2022

Book = Cash ; Tree = hoa\_cf

	Period to Date	%	Year to Date	%
<b>REVENUE</b>				
<b>INCOME</b>				
Special Assessments	0.00	0.00	217,606.00	0.00
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>217,606.00</b>	<b>0.00</b>
<b>OTHER INCOME</b>				
Interest on Bank Accounts	130.82	0.00	441.81	0.00
Capital Reserve Funds	5,150.00	0.00	73,669.00	0.00
<b>TOTAL OTHER INCOME</b>	<b>5,280.82</b>	<b>0.00</b>	<b>74,110.81</b>	<b>0.00</b>
<b>TOTAL REVENUE</b>	<b>5,280.82</b>	<b>0.00</b>	<b>291,716.81</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>5,280.82</b>	<b>0.00</b>	<b>291,716.81</b>	<b>0.00</b>
<b>ADJUSTMENTS</b>				
Capital Reserve Account	69,043.47	0.00	-176,092.52	0.00
<b>TOTAL ADJUSTMENTS</b>	<b>69,043.47</b>	<b>0.00</b>	<b>-176,092.52</b>	<b>0.00</b>
<b>CASH FLOW</b>	<b>74,324.29</b>	<b>0.00</b>	<b>115,624.29</b>	<b>0.00</b>
<b>Period to Date</b>				
	<b>Beginning Balance</b>		<b>Ending Balance</b>	<b>Difference</b>
Capital Reserve Account	293,777.68		224,734.21	-69,043.47
<b>Total Cash</b>	<b>293,777.68</b>		<b>224,734.21</b>	<b>-69,043.47</b>
<b>Year to Date</b>				
	<b>Beginning Balance</b>		<b>Ending Balance</b>	<b>Difference</b>
Capital Reserve Account	48,641.69		224,734.21	176,092.52
<b>Total Cash</b>	<b>48,641.69</b>		<b>224,734.21</b>	<b>176,092.52</b>

10