

Balance Sheet

Period = Jan 2023

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	106,603.06
TOTAL CASH	106,603.06
TOTAL ASSETS	106,603.06
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	42.00
TOTAL LIABILITIES	42.00
OWNERS EQUITY	
Initial Owners Equity-Operating Funds	24,634.13
Ending Owners Equity	81,926.93
TOTAL OWNERS EQUITY	106,561.06
TOTAL LIABILITIES & OWNERS EQUITY	106,603.06

Budget Comparison Cash Flow

Period = Jan 2023

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	15,631.00	15,630.00	1.00	0.01	15,631.00	15,630.00	1.00	0.01	187,560.00
Special Assessments	41,075.00	0.00	41,075.00	N/A	41,075.00	0.00	41,075.00	N/A	0.00
TOTAL INCOME	56,706.00	15,630.00	41,076.00	262.80	56,706.00	15,630.00	41,076.00	262.80	187,560.00
TOTAL REVENUE	56,706.00	15,630.00	41,076.00	262.80	56,706.00	15,630.00	41,076.00	262.80	187,560.00
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	3,338.03	1,150.00	-2,188.03	-190.26	3,338.03	1,150.00	-2,188.03	-190.26	13,800.00
Exterminating	0.00	105.00	105.00	100.00	0.00	105.00	105.00	100.00	1,260.00
Building Supplies	0.00	15.00	15.00	100.00	0.00	15.00	15.00	100.00	180.00
TOTAL REPAIRS & MAINT - GENERAL	3,338.03	1,270.00	-2,068.03	-162.84	3,338.03	1,270.00	-2,068.03	-162.84	15,240.00
REPAIRS & MAINT. - CONTRACT									
Elevator Inspections	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	560.00
Elevator Preventive Maintenance	1,170.45	1,189.00	18.55	1.56	1,170.45	1,189.00	18.55	1.56	4,756.00
Elevator Repairs	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	900.00
Elevator Telephone	86.54	85.00	-1.54	-1.81	86.54	85.00	-1.54	-1.81	1,020.00
HVAC Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	850.00
HVAC Repair	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
Fire System Telephone	86.52	85.00	-1.52	-1.79	86.52	85.00	-1.52	-1.79	1,020.00
Fire Panel Monitoring	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
Fire Code Inspections	0.00	168.75	168.75	100.00	0.00	168.75	168.75	100.00	2,025.00
Fire System Maintenance	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
TOTAL REPAIRS & MAINT.-CONTRACT	1,343.51	1,677.75	334.24	19.92	1,343.51	1,677.75	334.24	19.92	12,431.00
HOUSEKEEPING									
Cleaning Services	419.92	450.00	30.08	6.68	419.92	450.00	30.08	6.68	5,400.00
TOTAL HOUSEKEEPING	419.92	450.00	30.08	6.68	419.92	450.00	30.08	6.68	5,400.00
GROUNDS COSTS									
Snow Removal	0.00	450.00	450.00	100.00	0.00	450.00	450.00	100.00	1,550.00
Grounds Maintenance	1,195.00	1,312.50	117.50	8.95	1,195.00	1,312.50	117.50	8.95	15,750.00
Landscaping-Misc	1,575.00	155.00	-1,420.00	-916.13	1,575.00	155.00	-1,420.00	-916.13	1,860.00
Irrigation	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00
TOTAL GROUNDS COST	2,770.00	1,917.50	-852.50	-44.46	2,770.00	1,917.50	-852.50	-44.46	20,660.00

Budget Comparison Cash Flow

Period = Jan 2023

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
UTILITIES									
Electricity	1,069.82	690.00	-379.82	-55.05	1,069.82	690.00	-379.82	-55.05	8,280.00
Natural Gas	135.24	55.00	-80.24	-145.89	135.24	55.00	-80.24	-145.89	660.00
Water & Sewer	745.48	743.75	-1.73	-0.23	745.48	743.75	-1.73	-0.23	8,925.00
TOTAL UTILITIES	1,950.54	1,488.75	-461.79	-31.02	1,950.54	1,488.75	-461.79	-31.02	17,865.00
ADMINISTRATIVE COSTS									
Management Fees	434.74	435.00	0.26	0.06	434.74	435.00	0.26	0.06	5,220.00
Professional Fees	0.00	160.00	160.00	100.00	0.00	160.00	160.00	100.00	1,920.00
Website	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
Insurance	3,811.10	2,624.17	-1,186.93	-45.23	3,811.10	2,624.17	-1,186.93	-45.23	31,490.00
Bank Charges	15.00	21.00	6.00	28.57	15.00	21.00	6.00	28.57	252.00
UOA Meetings	0.00	14.58	14.58	100.00	0.00	14.58	14.58	100.00	175.00
Legal Fees	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	900.00
Registration & Annual Report Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	125.00
Tax Return Review	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	390.00
Copies Mailings Postage	11.78	35.00	23.22	66.34	11.78	35.00	23.22	66.34	420.00
Amenity Fee	331.10	355.00	23.90	6.73	331.10	355.00	23.90	6.73	4,260.00
TOTAL ADMINISTRATIVE COSTS	4,603.72	3,719.75	-883.97	-23.76	4,603.72	3,719.75	-883.97	-23.76	45,402.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	5,430.00	5,430.00	0.00	0.00	5,430.00	5,430.00	0.00	0.00	65,160.00
Transfer to Operating Reserve Fund	450.00	450.00	0.00	0.00	450.00	450.00	0.00	0.00	5,400.00
TOTAL TRANSFER TO RESERVES	5,880.00	5,880.00	0.00	0.00	5,880.00	5,880.00	0.00	0.00	70,560.00
TOTAL EXPENSES	20,305.72	16,403.75	-3,901.97	-23.79	20,305.72	16,403.75	-3,901.97	-23.79	187,558.00
NET INCOME	36,400.28	-773.75	37,174.03	4,804.40	36,400.28	-773.75	37,174.03	4,804.40	2.00
CASH FLOW	36,400.28	-773.75	37,174.03	4,804.40	36,400.28	-773.75	37,174.03	4,804.40	2.00

Balance Sheet

Period = Jan 2023

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	Current Balance
ASSETS	
CASH	
Operating Reserve Account	41,245.53
TOTAL CASH	<u>41,245.53</u>
TOTAL ASSETS	<u>41,245.53</u>
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Initial Funds-Operating Reserve	12,392.05
Ending Owners Equity	28,853.48
TOTAL OWNERS EQUITY	<u>41,245.53</u>
TOTAL LIABILITIES & OWNERS EQUITY	<u>41,245.53</u>

Cash Flow Statement

Period = Jan 2023

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	10.40	0.00	10.40	0.00
Operating Reserve Funds	450.00	0.00	450.00	0.00
TOTAL OTHER INCOME	460.40	0.00	460.40	0.00
TOTAL REVENUE	460.40	0.00	460.40	0.00
NET INCOME				
	460.40	0.00	460.40	0.00
ADJUSTMENTS				
Operating Reserve Account	-460.40	0.00	-460.40	0.00
TOTAL ADJUSTMENTS	-460.40	0.00	-460.40	0.00
CASH FLOW	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Reserve Account	40,785.13	41,245.53	460.40
Total Cash	40,785.13	41,245.53	460.40

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Reserve Account	40,785.13	41,245.53	460.40
Total Cash	40,785.13	41,245.53	460.40

Balance Sheet

Period = Jan 2023

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	Current Balance
ASSETS	
CASH	
Capital Reserve Account	116,703.58
TOTAL CASH	<u>116,703.58</u>
TOTAL ASSETS	<u>116,703.58</u>
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Initial Funds-Capital Reserve	66,578.35
Ending Owners Equity	<u>50,125.23</u>
TOTAL OWNERS EQUITY	<u>116,703.58</u>
TOTAL LIABILITIES & OWNERS EQUITY	<u>116,703.58</u>

Cash Flow Statement

Period = Jan 2023

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	108.91	0.00	108.91	0.00
Capital Reserve Funds	5,430.00	0.00	5,430.00	0.00
TOTAL OTHER INCOME	5,538.91	0.00	5,538.91	0.00
TOTAL REVENUE	5,538.91	0.00	5,538.91	0.00
NET INCOME	5,538.91	0.00	5,538.91	0.00
ADJUSTMENTS				
Capital Reserve Account	-5,538.91	0.00	-5,538.91	0.00
TOTAL ADJUSTMENTS	-5,538.91	0.00	-5,538.91	0.00
CASH FLOW	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
Capital Reserve Account	111,164.67	116,703.58	5,538.91
Total Cash	111,164.67	116,703.58	5,538.91

Year to Date	Beginning Balance	Ending Balance	Difference
Capital Reserve Account	111,164.67	116,703.58	5,538.91
Total Cash	111,164.67	116,703.58	5,538.91