

Balance Sheet

Period = May 2023

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	
TOTAL CASH	237,391.05
	237,391.05
TOTAL ASSETS	237,391.05
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	
TOTAL LIABILITIES	42.00
	42.00
OWNERS EQUITY	
Initial Owners Equity-Operating Funds	
Ending Owners Equity	
TOTAL OWNERS EQUITY	24,634.13
	212,714.92
	237,349.05
TOTAL LIABILITIES & OWNERS EQUITY	237,391.05

Budget Comparison Cash Flow

Period = May 2023

Book = Cash ; Tree = hoa_of

	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	78,155.00	78,150.00	5.00	0.01	187,560.00
Special Assessments	0.00	0.00	0.00	N/A	150,045.00	0.00	150,045.00	N/A	0.00
TOTAL INCOME	15,631.00	15,630.00	1.00	0.01	228,200.00	78,150.00	150,050.00	182.00	187,560.00
EXPENSE REIMBURSEMENT									
Insurance Claim Proceeds	9,012.16	0.00	9,012.16	N/A	56,401.65	0.00	56,401.65	N/A	0.00
TOTAL EXPENSE REIMBURSEMENT	9,012.16	0.00	9,012.16	N/A	56,401.65	0.00	56,401.65	N/A	0.00
OTHER INCOME									
Reimb for Repairs	0.00	0.00	0.00	N/A	245.45	0.00	245.45	N/A	0.00
TOTAL OTHER INCOME	0.00	0.00	0.00	N/A	245.45	0.00	245.45	N/A	0.00
TOTAL REVENUE	24,643.16	15,630.00	9,013.16	57.67	284,847.10	78,150.00	206,697.10	264.49	187,560.00
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	13,892.00	1,150.00	-12,742.00	-1,108.00	22,013.45	5,750.00	-16,263.45	-282.84	13,800.00
Exterminating	375.00	105.00	-270.00	-257.14	375.00	525.00	150.00	28.57	1,260.00
Building Supplies	0.00	15.00	15.00	100.00	0.00	75.00	75.00	100.00	180.00
TOTAL REPAIRS & MAINT - GENERAL	14,267.00	1,270.00	-12,997.00	-1,023.39	22,388.45	6,350.00	-16,038.45	-252.57	15,240.00
REPAIRS & MAINT. - CONTRACT									
Elevator Inspections	0.00	280.00	280.00	100.00	56.88	280.00	223.12	79.69	560.00
Elevator Preventive Maintenance	0.00	0.00	0.00	N/A	2,340.90	2,378.00	37.10	1.56	4,756.00
Elevator Repairs	0.00	75.00	75.00	100.00	0.00	375.00	375.00	100.00	900.00
Elevator Telephone	86.65	85.00	-1.65	-1.94	434.37	425.00	-9.37	-2.20	1,020.00
HVAC Maintenance	425.00	0.00	-425.00	N/A	425.00	0.00	-425.00	N/A	850.00
HVAC Repair	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
Fire System Telephone	86.64	85.00	-1.64	-1.93	377.45	425.00	47.55	11.19	1,020.00
Fire Panel Monitoring	0.00	0.00	0.00	N/A	402.51	400.00	-2.51	-0.63	400.00
Fire Code Inspections	0.00	168.75	168.75	100.00	1,493.92	843.75	-650.17	-66.39	2,025.00
Fire System Repair	1,185.00	0.00	-1,185.00	N/A	1,185.00	0.00	-1,185.00	N/A	0.00
Fire System Maintenance	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
TOTAL REPAIRS & MAINT.-CONTRACT	1,783.29	768.75	-1,014.54	-131.97	6,626.03	5,501.75	-1,124.28	-20.43	12,431.00
HOUSEKEEPING									

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

Budget Comparison Cash Flow

Period = May 2023

Book = Cash ; Tree = h0a_of

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Cleaning Services	420.34	450.00	29.66	6.59	2,100.02	2,250.00	149.98	6.67	5,400.00
TOTAL HOUSEKEEPING	420.34	450.00	29.66	6.59	2,100.02	2,250.00	149.98	6.67	5,400.00
GROUPS COSTS									
Snow Removal	0.00	0.00	0.00	N/A	0.00	1,350.00	1,350.00	100.00	1,550.00
Grounds Maintenance	1,278.00	1,312.50	34.50	2.63	6,307.00	6,562.50	255.50	3.89	15,760.00
Landscaping-Misc	0.00	155.00	155.00	100.00	1,575.00	775.00	-800.00	-103.23	1,860.00
Irrigation	224.00	250.00	26.00	10.40	224.00	250.00	26.00	10.40	1,500.00
TOTAL GROUNDS COST	1,502.00	1,717.50	215.50	12.55	8,106.00	8,937.50	831.50	9.30	20,660.00
UTILITIES									
Electricity	797.27	690.00	-107.27	-15.55	4,843.84	3,450.00	-1,393.84	-40.40	8,280.00
Natural Gas	74.61	55.00	-19.61	-35.65	351.79	275.00	-76.79	-27.92	660.00
Water & Sewer	870.15	743.75	-126.40	-17.00	2,998.72	3,718.75	720.03	19.36	8,925.00
Water	0.00	0.00	0.00	N/A	502.30	0.00	-502.30	N/A	0.00
TOTAL UTILITIES	1,742.03	1,488.75	-253.28	-17.01	8,696.65	7,443.75	-1,252.90	-16.83	17,865.00
ADMINISTRATIVE COSTS									
Management Fees	434.74	435.00	0.26	0.06	2,173.70	2,175.00	1.30	0.06	5,220.00
Taxes and Licenses	0.00	0.00	0.00	N/A	191.00	0.00	-191.00	N/A	0.00
Professional Fees	0.00	160.00	160.00	100.00	13,907.80	800.00	-13,107.80	-1,638.48	1,920.00
Website	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
Insurance	3,811.11	2,624.17	-1,186.94	-45.23	19,055.52	13,120.85	-5,934.67	-45.23	31,480.00
Bank Charges	15.00	21.00	6.00	28.57	75.00	105.00	30.00	28.57	252.00
UCA Meetings	40.00	14.58	-25.42	-174.35	40.00	72.90	32.90	45.13	175.00
Legal Fees	0.00	75.00	75.00	100.00	0.00	375.00	375.00	100.00	900.00
Registration & Annual Report Fees	25.00	25.00	0.00	0.00	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	9.36	35.00	25.64	73.26	103.17	175.00	71.83	41.05	420.00
Amenity Fee	398.18	355.00	-43.18	-12.16	4,410.49	1,775.00	-2,635.49	-148.48	4,260.00
TOTAL ADMINISTRATIVE COSTS	4,733.39	3,744.75	-988.64	-26.40	40,341.68	19,013.75	-21,327.93	-112.17	45,402.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	5,430.00	5,430.00	0.00	0.00	27,150.00	27,150.00	0.00	0.00	65,160.00
Transfer to Operating Reserve Fund	450.00	450.00	0.00	0.00	2,250.00	2,250.00	0.00	0.00	5,400.00
TOTAL TRANSFER TO RESERVES	5,880.00	5,880.00	0.00	0.00	29,400.00	29,400.00	0.00	0.00	70,560.00
TOTAL EXPENSES	30,328.05	15,318.75	-15,009.30	-97.97	117,658.83	79,896.75	-38,762.08	-49.13	187,556.00
NET INCOME	-5,684.89	310.25	-5,995.14	-1,932.36	167,188.27	-748.75	167,935.02	22,488.79	2.00

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Budget Comparison Cash Flow

Period = May 2023

Book = Cash ; Tree = hca_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
CASH FLOW	-5,664.89	310.25	-5,995.14	-1,832.36	167,188.27	-746.75	167,935.02	22,488.79	2.00

Balance Sheet

Period = May 2023

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	Current Balance
ASSETS	
CASH	
Operating Reserve Account	43,102.29
TOTAL CASH	43,102.29
TOTAL ASSETS	43,102.29
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Initial Funds-Operating Reserve	12,392.05
Ending Owners Equity	30,710.24
TOTAL OWNERS EQUITY	43,102.29
TOTAL LIABILITIES & OWNERS EQUITY	43,102.29

Cash Flow Statement

Period = May 2023

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	18.12	0.00	67.16	0.00
Operating Reserve Funds	450.00	0.00	2,250.00	0.00
TOTAL OTHER INCOME	468.12	0.00	2,317.16	0.00
TOTAL REVENUE	468.12	0.00	2,317.16	0.00
NET INCOME	468.12	0.00	2,317.16	0.00
ADJUSTMENTS				
Operating Reserve Account	-468.12	0.00	-2,317.16	0.00
TOTAL ADJUSTMENTS	-468.12	0.00	-2,317.16	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date				
	Beginning Balance	Ending Balance	Difference	
Operating Reserve Account	42,634.17	43,102.29	468.12	
Total Cash	42,634.17	43,102.29	468.12	
Year to Date				
	Beginning Balance	Ending Balance	Difference	
Operating Reserve Account	40,785.13	43,102.29	2,317.16	
Total Cash	40,785.13	43,102.29	2,317.16	

Balance Sheet

Period = May 2023

Book = Cash ; Tree = hoa_bs

	<u>Current Balance</u>
ASSETS	
CASH	
Capital Reserve Account	138,971.78
TOTAL CASH	<u>138,971.78</u>
TOTAL ASSETS	<u>138,971.78</u>
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Initial Funds-Capital Reserve	66,578.35
Ending Owners Equity	72,393.43
TOTAL OWNERS EQUITY	<u>138,971.78</u>
TOTAL LIABILITIES & OWNERS EQUITY	<u>138,971.78</u>

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Cash Flow Statement

Period = May 2023

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	170.36	0.00	657.11	0.00
Capital Reserve Funds	5,430.00	0.00	27,150.00	0.00
TOTAL OTHER INCOME	5,600.36	0.00	27,807.11	0.00
TOTAL REVENUE	5,600.36	0.00	27,807.11	0.00
NET INCOME	5,600.36	0.00	27,807.11	0.00
ADJUSTMENTS				
Capital Reserve Account	-5,600.36	0.00	-27,807.11	0.00
TOTAL ADJUSTMENTS	-5,600.36	0.00	-27,807.11	0.00
CASH FLOW	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
Capital Reserve Account	133,371.42	138,971.78	5,600.36
Total Cash	133,371.42	138,971.78	5,600.36

Year to Date	Beginning Balance	Ending Balance	Difference
Capital Reserve Account	111,164.67	138,971.78	27,807.11
Total Cash	111,164.67	138,971.78	27,807.11

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