

**Balance Sheet**

Period = Feb 2023

Book = Cash ; Tree = hoa\_bs

**Current Balance**

**ASSETS**

CASH

Operating Cash 1

153,278.23

TOTAL CASH

153,278.23

**TOTAL ASSETS**

**153,278.23**

**LIABILITIES & OWNERS EQUITY**

LIABILITIES

TOTAL LIABILITIES

0.00

OWNERS EQUITY

Initial Owners Equity-Operating Funds

24,634.13

Ending Owners Equity

128,644.10

TOTAL OWNERS EQUITY

153,278.23

**TOTAL LIABILITIES & OWNERS EQUITY**

**153,278.23**

**Budget Comparison Cash Flow**

Period = Feb 2023

Book = Cash ; Tree = hoa\_cf

|   | PTD Actual       | PTD Budget       | Variance         | % Var          | YTD Actual        | YTD Budget       | Variance         | % Var          | Annual            |
|---|------------------|------------------|------------------|----------------|-------------------|------------------|------------------|----------------|-------------------|
| <b>REVENUE</b>                              |                  |                  |                  |                |                   |                  |                  |                |                   |
| INCOME                                      |                  |                  |                  |                |                   |                  |                  |                |                   |
| Association Dues                            | 15,014.00        | 15,630.00        | -616.00          | -3.94          | 30,645.00         | 31,260.00        | -615.00          | -1.97          | 187,560.00        |
| Special Assessments                         | 51,329.00        | 0.00             | 51,329.00        | N/A            | 92,404.00         | 0.00             | 92,404.00        | N/A            | 0.00              |
| <b>TOTAL INCOME</b>                         | <b>66,343.00</b> | <b>15,630.00</b> | <b>50,713.00</b> | <b>324.46</b>  | <b>123,049.00</b> | <b>31,260.00</b> | <b>91,789.00</b> | <b>293.63</b>  | <b>187,560.00</b> |
| <b>TOTAL REVENUE</b>                        | <b>66,343.00</b> | <b>15,630.00</b> | <b>50,713.00</b> | <b>324.46</b>  | <b>123,049.00</b> | <b>31,260.00</b> | <b>91,789.00</b> | <b>293.63</b>  | <b>187,560.00</b> |
| <b>EXPENSES</b>                             |                  |                  |                  |                |                   |                  |                  |                |                   |
| REPAIRS & MAINT. - GENERAL                  |                  |                  |                  |                |                   |                  |                  |                |                   |
| Repairs & Maintenance                       | 1,884.92         | 1,150.00         | -734.92          | -63.91         | 5,222.95          | 2,300.00         | -2,922.95        | -127.08        | 13,800.00         |
| Exterminating                               | 0.00             | 105.00           | 105.00           | 100.00         | 0.00              | 210.00           | 210.00           | 100.00         | 1,260.00          |
| Building Supplies                           | 0.00             | 15.00            | 15.00            | 100.00         | 0.00              | 30.00            | 30.00            | 100.00         | 180.00            |
| <b>TOTAL REPAIRS &amp; MAINT. - GENERAL</b> | <b>1,884.92</b>  | <b>1,270.00</b>  | <b>-614.92</b>   | <b>-48.42</b>  | <b>5,222.95</b>   | <b>2,540.00</b>  | <b>-2,662.95</b> | <b>-105.63</b> | <b>15,240.00</b>  |
| 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             | 0.00             | 0.00             | 0.00             | N/A            | 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              | 150.00           | 150.00           | 100.00         | 900.00            |
| Elevator Telephone                          | 54.69            | 85.00            | 30.31            | 35.66          | 141.23            | 170.00           | 28.77            | 16.92          | 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              | 50.00            | 50.00            | 100.00         | 300.00            |
| Fire System Telephone                       | 54.69            | 85.00            | 30.31            | 35.66          | 141.21            | 170.00           | 28.79            | 16.94          | 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                       | 1,027.92         | 168.75           | -859.17          | -509.14        | 1,027.92          | 337.50           | -690.42          | -204.57        | 2,025.00          |
| Fire System Maintenance                     | 0.00             | 50.00            | 50.00            | 100.00         | 0.00              | 100.00           | 100.00           | 100.00         | 600.00            |
| <b>TOTAL REPAIRS &amp; MAINT.-CONTRACT</b>  | <b>1,137.30</b>  | <b>488.75</b>    | <b>-648.55</b>   | <b>-132.70</b> | <b>2,480.81</b>   | <b>2,166.50</b>  | <b>-314.31</b>   | <b>-14.51</b>  | <b>12,431.00</b>  |
| HOUSEKEEPING                                |                  |                  |                  |                |                   |                  |                  |                |                   |
| Cleaning Services                           | 419.92           | 450.00           | 30.08            | 6.68           | 839.84            | 900.00           | 60.16            | 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>839.84</b>     | <b>900.00</b>    | <b>60.16</b>     | <b>6.68</b>    | <b>5,400.00</b>   |
| GROUNDS COSTS                               |                  |                  |                  |                |                   |                  |                  |                |                   |
| Snow Removal                                | 0.00             | 450.00           | 450.00           | 100.00         | 0.00              | 900.00           | 900.00           | 100.00         | 1,550.00          |
| Grounds Maintenance                         | 1,278.00         | 1,312.50         | 34.50            | 2.63           | 2,473.00          | 2,625.00         | 152.00           | 5.79           | 15,750.00         |
| Landscaping-Misc                            | 0.00             | 155.00           | 155.00           | 100.00         | 1,575.00          | 310.00           | -1,265.00        | -408.06        | 1,860.00          |
| Irrigation                                  | 0.00             | 0.00             | 0.00             | N/A            | 0.00              | 0.00             | 0.00             | N/A            | 1,500.00          |
| <b>TOTAL GROUNDS COST</b>                   | <b>1,278.00</b>  | <b>1,917.50</b>  | <b>639.50</b>    | <b>33.35</b>   | <b>4,048.00</b>   | <b>3,835.00</b>  | <b>-213.00</b>   | <b>-5.55</b>   | <b>20,660.00</b>  |

**Budget Comparison Cash Flow**

Period = Feb 2023

Book = Cash ; Tree = hoo\_cf

|                                    | PTD Actual       | PTD Budget       | Variance         | % Var            | YTD Actual       | YTD Budget       | Variance         | % Var            | Annual            |
|------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| <b>UTILITIES</b>                   |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| Electricity                        | 1,120.02         | 690.00           | -430.02          | -62.32           | 2,169.84         | 1,380.00         | -809.84          | -58.68           | 8,280.00          |
| Natural Gas                        | 0.00             | 55.00            | 55.00            | 100.00           | 135.24           | 110.00           | -25.24           | -22.95           | 660.00            |
| Water & Sewer                      | 720.91           | 743.75           | 22.84            | 3.07             | 1,466.39         | 1,487.50         | 21.11            | 1.42             | 8,925.00          |
| <b>TOTAL UTILITIES</b>             | <b>1,840.93</b>  | <b>1,488.75</b>  | <b>-352.18</b>   | <b>-23.66</b>    | <b>3,791.47</b>  | <b>2,977.50</b>  | <b>-813.97</b>   | <b>-27.34</b>    | <b>17,865.00</b>  |
| <b>ADMINISTRATIVE COSTS</b>        |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| Management Fees                    | 434.74           | 435.00           | 0.26             | 0.06             | 869.48           | 870.00           | 0.52             | 0.06             | 5,220.00          |
| Professional Fees                  | 0.00             | 160.00           | 160.00           | 100.00           | 0.00             | 320.00           | 320.00           | 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           | 7,622.20         | 5,248.34         | -2,373.86        | -45.23           | 31,490.00         |
| Bank Charges                       | 15.00            | 21.00            | 6.00             | 28.57            | 30.00            | 42.00            | 12.00            | 28.57            | 252.00            |
| UOA Meetings                       | 0.00             | 14.58            | 14.58            | 100.00           | 0.00             | 29.16            | 29.16            | 100.00           | 175.00            |
| Legal Fees                         | 0.00             | 75.00            | 75.00            | 100.00           | 0.00             | 150.00           | 150.00           | 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            | 39.07            | 35.00            | -4.07            | -11.63           | 50.85            | 70.00            | 19.15            | 27.36            | 420.00            |
| Amenity Fee                        | 2,884.85         | 355.00           | -2,529.85        | -712.63          | 3,215.95         | 710.00           | -2,505.95        | -352.95          | 4,260.00          |
| <b>TOTAL ADMINISTRATIVE COSTS</b>  | <b>7,184.76</b>  | <b>3,719.75</b>  | <b>-3,465.01</b> | <b>-93.15</b>    | <b>11,788.48</b> | <b>7,439.50</b>  | <b>-4,348.98</b> | <b>-58.46</b>    | <b>45,402.00</b>  |
| <b>TRANSFER TO RESERVES</b>        |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| Transfer to Capital Reserve Fund   | 5,430.00         | 5,430.00         | 0.00             | 0.00             | 10,860.00        | 10,860.00        | 0.00             | 0.00             | 65,160.00         |
| Transfer to Operating Reserve Fund | 450.00           | 450.00           | 0.00             | 0.00             | 900.00           | 900.00           | 0.00             | 0.00             | 5,400.00          |
| <b>TOTAL TRANSFER TO RESERVES</b>  | <b>5,880.00</b>  | <b>5,880.00</b>  | <b>0.00</b>      | <b>0.00</b>      | <b>11,760.00</b> | <b>11,760.00</b> | <b>0.00</b>      | <b>0.00</b>      | <b>70,560.00</b>  |
| <b>TOTAL EXPENSES</b>              | <b>19,626.83</b> | <b>15,214.75</b> | <b>-4,411.08</b> | <b>-28.99</b>    | <b>39,931.55</b> | <b>31,618.50</b> | <b>-8,313.05</b> | <b>-28.29</b>    | <b>187,558.00</b> |
| <b>NET INCOME</b>                  | <b>46,717.17</b> | <b>415.25</b>    | <b>46,301.92</b> | <b>11,150.37</b> | <b>83,117.45</b> | <b>-358.50</b>   | <b>83,475.95</b> | <b>23,284.78</b> | <b>2.00</b>       |
| <b>ADJUSTMENTS</b>                 |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| Association Dues Paid in Advance   | -42.00           | 0.00             | -42.00           | N/A              | -42.00           | 0.00             | -42.00           | N/A              | 0.00              |
| <b>TOTAL ADJUSTMENTS</b>           | <b>-42.00</b>    | <b>0.00</b>      | <b>-42.00</b>    | <b>N/A</b>       | <b>-42.00</b>    | <b>0.00</b>      | <b>-42.00</b>    | <b>N/A</b>       | <b>0.00</b>       |
| <b>CASH FLOW</b>                   | <b>46,675.17</b> | <b>415.25</b>    | <b>46,259.92</b> | <b>11,140.26</b> | <b>83,075.45</b> | <b>-358.50</b>   | <b>83,433.95</b> | <b>23,273.07</b> | <b>2.00</b>       |

# Balance Sheet

Period = Feb 2023

Book = Cash ; Tree = hoa\_bs

|  | <u>Current Balance</u> |
|--|------------------------|
| <b>ASSETS</b>                                |                        |
| CASH   |                        |
| Operating Reserve Account                    | 41,705.03              |
| <b>TOTAL CASH</b>                            | <u>41,705.03</u>       |
| <b>TOTAL ASSETS</b>                          | <u>41,705.03</u>       |
| <b>LIABILITIES &amp; OWNERS EQUITY</b>       |                        |
| OWNERS EQUITY                                |                        |
| Initial Funds-Operating Reserve              | 12,392.05              |
| Ending Owners Equity                         | 29,312.98              |
| <b>TOTAL OWNERS EQUITY</b>                   | <u>41,705.03</u>       |
| <b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b> | <u>41,705.03</u>       |

**Cash Flow Statement**

Period = Feb 2023

Book = Cash ; Tree = hoa\_cf

|                           | Period to Date | %           | Year to Date   | %           |
|---------------------------|----------------|-------------|----------------|-------------|
| <b>REVENUE</b>            |                |             |                |             |
| <b>OTHER INCOME</b>       |                |             |                |             |
| Interest on Bank Accounts | 9.50           | 0.00        | 19.90          | 0.00        |
| Operating Reserve Funds   | 450.00         | 0.00        | 900.00         | 0.00        |
| <b>TOTAL OTHER INCOME</b> | <b>459.50</b>  | <b>0.00</b> | <b>919.90</b>  | <b>0.00</b> |
| <b>TOTAL REVENUE</b>      | <b>459.50</b>  | <b>0.00</b> | <b>919.90</b>  | <b>0.00</b> |
| <b>NET INCOME</b>         | <b>459.50</b>  | <b>0.00</b> | <b>919.90</b>  | <b>0.00</b> |
| <b>ADJUSTMENTS</b>        |                |             |                |             |
| Operating Reserve Account | -459.50        | 0.00        | -919.90        | 0.00        |
| <b>TOTAL ADJUSTMENTS</b>  | <b>-459.50</b> | <b>0.00</b> | <b>-919.90</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> |

| Period to Date            | Beginning Balance | Ending Balance   | Difference    |
|---------------------------|-------------------|------------------|---------------|
| Operating Reserve Account | 41,245.53         | 41,705.03        | 459.50        |
| <b>Total Cash</b>         | <b>41,245.53</b>  | <b>41,705.03</b> | <b>459.50</b> |

| Year to Date              | Beginning Balance | Ending Balance   | Difference    |
|---------------------------|-------------------|------------------|---------------|
| Operating Reserve Account | 40,785.13         | 41,705.03        | 919.90        |
| <b>Total Cash</b>         | <b>40,785.13</b>  | <b>41,705.03</b> | <b>919.90</b> |

42

**Balance Sheet**

Period = Feb 2023

Book = Cash ; Tree = hoa\_bs

|  | <u>Current Balance</u> |
|--|------------------------|
| <b>ASSETS</b>                                |                        |
| CASH   |                        |
| Capital Reserve Account                      | 122,236.88             |
| <b>TOTAL CASH</b>                            | <u>122,236.88</u>      |
| <b>TOTAL ASSETS</b>                          | <u>122,236.88</u>      |
| <b>LIABILITIES &amp; OWNERS EQUITY</b>       |                        |
| OWNERS EQUITY                                |                        |
| Initial Funds-Capital Reserve                | 66,578.35              |
| Ending Owners Equity                         | 55,658.53              |
| <b>TOTAL OWNERS EQUITY</b>                   | <u>122,236.88</u>      |
| <b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b> | <u>122,236.88</u>      |

### Cash Flow Statement

Period = Feb 2023

Book = Cash ; Tree = hoa\_cf

|                           | Period to Date           | %                     | Year to Date      | %           |
|---------------------------|--------------------------|-----------------------|-------------------|-------------|
| <b>REVENUE</b>            |                          |                       |                   |             |
| <b>OTHER INCOME</b>       |                          |                       |                   |             |
| Interest on Bank Accounts | 103.30                   | 0.00                  | 212.21            | 0.00        |
| Capital Reserve Funds     | 5,430.00                 | 0.00                  | 10,860.00         | 0.00        |
| <b>TOTAL OTHER INCOME</b> | <b>5,533.30</b>          | <b>0.00</b>           | <b>11,072.21</b>  | <b>0.00</b> |
| <b>TOTAL REVENUE</b>      | <b>5,533.30</b>          | <b>0.00</b>           | <b>11,072.21</b>  | <b>0.00</b> |
| <b>NET INCOME</b>         | <b>5,533.30</b>          | <b>0.00</b>           | <b>11,072.21</b>  | <b>0.00</b> |
| <b>ADJUSTMENTS</b>        |                          |                       |                   |             |
| Capital Reserve Account   | -5,533.30                | 0.00                  | -11,072.21        | 0.00        |
| <b>TOTAL ADJUSTMENTS</b>  | <b>-5,533.30</b>         | <b>0.00</b>           | <b>-11,072.21</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> |             |
| Capital Reserve Account   | 116,703.58               | 122,236.88            | 5,533.30          |             |
| <b>Total Cash</b>         | <b>116,703.58</b>        | <b>122,236.88</b>     | <b>5,533.30</b>   |             |
| <b>Year to Date</b>       |                          |                       |                   |             |
|                           | <b>Beginning Balance</b> | <b>Ending Balance</b> | <b>Difference</b> |             |
| Capital Reserve Account   | 111,164.67               | 122,236.88            | 11,072.21         |             |
| <b>Total Cash</b>         | <b>111,164.67</b>        | <b>122,236.88</b>     | <b>11,072.21</b>  |             |

48