

Balance Sheet

Period = Jun 2023

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	74,796.47
TOTAL CASH	74,796.47
TOTAL ASSETS	74,796.47
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	50,120.34
TOTAL OWNERS EQUITY	74,754.47
TOTAL LIABILITIES & OWNERS EQUITY	74,796.47

Budget Comparison Cash Flow

Period = Jun 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	93,786.00	93,780.00	6.00	0.01	187,560.00
Special Assessments	-150,045.00	0.00	-150,045.00	N/A	0.00	0.00	0.00	N/A	0.00
TOTAL INCOME	-134,414.00	15,630.00	-150,044.00	-959.97	93,786.00	93,780.00	6.00	0.01	187,560.00
EXPENSE REIMBURSEMENT									
Insurance Claim Proceeds	0.00	0.00	0.00	N/A	56,401.65	0.00	56,401.65	N/A	0.00
TOTAL EXPENSE REIMBURSEMENT	0.00	0.00	0.00	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
Miscellaneous Income	5.00	0.00	5.00	N/A	5.00	0.00	5.00	N/A	0.00
TOTAL OTHER INCOME	5.00	0.00	5.00	N/A	250.45	0.00	250.45	N/A	0.00
TOTAL REVENUE	-134,409.00	15,630.00	-150,039.00	-959.94	150,438.10	93,780.00	56,658.10	60.42	187,560.00
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	500.00	1,150.00	650.00	56.52	22,513.45	6,900.00	-15,613.45	-226.28	13,800.00
Exterminating	0.00	105.00	105.00	100.00	375.00	630.00	255.00	40.48	1,260.00
Insurance Claims - Repairs	12,900.00	0.00	-12,900.00	N/A	12,900.00	0.00	-12,900.00	N/A	0.00
Building Supplies	0.00	15.00	15.00	100.00	0.00	90.00	90.00	100.00	180.00
TOTAL REPAIRS & MAINT - GENERAL	13,400.00	1,270.00	-12,130.00	-955.12	35,788.45	7,620.00	-28,168.45	-369.66	15,240.00
REPAIRS & MAINT - CONTRACT									
Elevator Inspections	0.00	0.00	0.00	N/A	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	450.00	450.00	100.00	900.00
Elevator Telephone	56.36	85.00	28.64	33.69	490.73	510.00	19.27	3.78	1,020.00
HVAC Maintenance	0.00	425.00	425.00	100.00	425.00	425.00	0.00	0.00	850.00
HVAC Repair	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
Fire System Telephone	56.36	85.00	28.64	33.69	433.81	510.00	76.19	14.94	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	126.00	166.75	42.75	25.33	1,529.92	1,012.50	-517.42	-51.10	2,025.00
Fire System Repair	516.00	0.00	-516.00	N/A	1,701.00	0.00	-1,701.00	N/A	0.00
Fire System Maintenance	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
TOTAL REPAIRS & MAINT.-CONTRACT	754.72	913.75	159.03	17.40	7,380.75	6,415.50	-965.25	-15.05	12,431.00

2

Budget Comparison Cash Flow

Period = Jun 2023

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
HOUSEKEEPING									
Cleaning Services	420.34	450.00	29.66	6.59	2,520.36	2,700.00	179.64	6.65	5,400.00
TOTAL HOUSEKEEPING	420.34	450.00	29.66	6.59	2,520.36	2,700.00	179.64	6.65	5,400.00
GROUND 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	7,585.00	7,875.00	290.00	3.68	15,750.00
Landscaping-Misc	0.00	155.00	155.00	100.00	1,575.00	930.00	-645.00	-69.35	1,860.00
Irrigation	135.00	250.00	115.00	46.00	359.00	500.00	141.00	28.20	1,500.00
TOTAL GROUND COST	1,413.00	1,717.50	304.50	17.73	9,519.00	10,655.00	1,136.00	10.66	20,660.00
UTILITIES									
Electricity	718.08	690.00	-28.08	-4.07	5,561.92	4,140.00	-1,421.92	-34.35	8,280.00
Natural Gas	25.62	55.00	29.38	53.42	377.41	330.00	-47.41	-14.37	660.00
Water & Sewer	901.35	743.75	-157.60	-21.19	3,900.07	4,462.50	562.43	12.60	8,925.00
Water	0.00	0.00	0.00	N/A	502.30	0.00	-502.30	N/A	0.00
TOTAL UTILITIES	1,645.05	1,488.75	-156.30	-10.50	10,341.70	8,932.50	-1,409.20	-15.78	17,865.00
ADMINISTRATIVE COSTS									
Management Fees	434.74	435.00	0.26	0.06	2,608.44	2,610.00	1.56	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	960.00	-12,947.80	-1,348.73	1,920.00
Website	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
Insurance	3,811.12	2,624.17	-1,186.95	-45.23	22,866.64	15,745.02	-7,121.62	-45.23	31,490.00
Bank Charges	15.00	21.00	6.00	28.57	90.00	126.00	36.00	28.57	252.00
UOA Meetings	0.00	14.58	14.58	100.00	40.00	87.48	47.48	54.28	175.00
Legal Fees	0.00	75.00	75.00	100.00	0.00	450.00	450.00	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	13.43	35.00	21.57	61.63	116.60	210.00	93.40	44.48	420.00
Amenity Fee	398.18	355.00	-43.18	-12.16	4,808.67	2,130.00	-2,678.67	-125.76	4,260.00
TOTAL ADMINISTRATIVE COSTS	4,672.47	3,719.75	-952.72	-25.61	45,014.15	22,733.50	-22,280.65	-98.01	45,402.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	5,430.00	5,430.00	0.00	0.00	32,580.00	32,580.00	0.00	0.00	65,160.00
Transfer to Operating Reserve Fund	450.00	450.00	0.00	0.00	2,700.00	2,700.00	0.00	0.00	5,400.00
TOTAL TRANSFER TO RESERVES	5,880.00	5,880.00	0.00	0.00	35,280.00	35,280.00	0.00	0.00	70,560.00
TOTAL EXPENSES	28,185.58	15,438.75	-12,746.83	-82.55	145,944.41	94,336.50	-51,507.91	-54.80	187,558.00



Budget Comparison Cash Flow

Period = Jun 2023

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
NET INCOME	-162,594.58	190.25	-162,784.83	-85,563.64	4,593.69	-556.50	5,150.19	925.46	2.00
CASH FLOW	-162,594.58	190.25	-162,784.83	-85,563.64	4,593.69	-556.50	5,150.19	925.46	2.00

4

Balance Sheet

Period = Jun 2023

Book = Cash ; Tree = hoa_bs

Current Balance

ASSETS

CASH

Operating Reserve Account

43,570.02

TOTAL CASH

43,570.02

TOTAL ASSETS

43,570.02

LIABILITIES & OWNERS EQUITY

OWNERS EQUITY

Initial Funds-Operating Reserve

12,392.05

Ending Owners Equity

31,177.97

TOTAL OWNERS EQUITY

43,570.02

TOTAL LIABILITIES & OWNERS EQUITY

43,570.02

Cash Flow Statement

Period = Jun 2023

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	17.73	0.00	84.89	0.00
Operating Reserve Funds	450.00	0.00	2,700.00	0.00
TOTAL OTHER INCOME	467.73	0.00	2,784.89	0.00
TOTAL REVENUE	467.73	0.00	2,784.89	0.00
NET INCOME	467.73	0.00	2,784.89	0.00
ADJUSTMENTS				
Operating Reserve Account	-467.73	0.00	-2,784.89	0.00
TOTAL ADJUSTMENTS	-467.73	0.00	-2,784.89	0.00
CASH FLOW	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Reserve Account	43,102.29	43,570.02	467.73
Total Cash	43,102.29	43,570.02	467.73
Year to Date	Beginning Balance	Ending Balance	Difference
Operating Reserve Account	40,785.13	43,570.02	2,784.89
Total Cash	40,785.13	43,570.02	2,784.89

Chateau Mont Condominium Unit Owners Assc. (r.cm)

General Ledger

Period = Jun 2023

Book = Cash ; Tree = hoa_ib

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc	Debit	Credit	Balance Remarks
1127-0000				Operating Reserve Account					43,102.29 = Beginning Balance =
r.cm	Chateau Mont...	06/28/2023	06/2023	Reserve	J-68603		450.00	0.00	43,552.29 Reserve
r.cm	Chateau Mont...	06/30/2023	06/2023	Interest	J-68849		17.73	0.00	43,570.02 Interest
				Net Change=467.73			467.73	0.00	43,570.02 = Ending Balance =
3130-0000				Initial Funds-Operating Reserve					-12,392.05 = Beginning Balance =
				Net Change=0.00			0.00	0.00	-12,392.05 = Ending Balance =
3800-0000				Retained Earnings					-28,393.08 = Beginning Balance =
				Net Change=0.00			0.00	0.00	-28,393.08 = Ending Balance =
5720-0000				Interest on Bank Accounts					-67.16 = Beginning Balance =
r.cm	Chateau Mont...	06/30/2023	06/2023	Interest	J-68849		0.00	17.73	-84.89 Interest
				Net Change=-17.73			0.00	17.73	-84.89 = Ending Balance =
5759-0000				Operating Reserve Funds					-2,250.00 = Beginning Balance =
r.cm	Chateau Mont...	06/28/2023	06/2023	Reserve	J-68603		0.00	450.00	-2,700.00 Reserve
				Net Change=-450.00			0.00	450.00	-2,700.00 = Ending Balance =
							467.73	467.73	

47

Balance Sheet

Period = Jun 2023

Book = Cash ; Tree = hoa_bs

Current Balance

ASSETS

CASH

Capital Reserve Account

TOTAL CASH

288,719.75

288,719.75

TOTAL ASSETS

288,719.75

LIABILITIES & OWNERS EQUITY

OWNERS EQUITY

Initial Funds-Capital Reserve

Ending Owners Equity

TOTAL OWNERS EQUITY

66,578.35

222,141.40

288,719.75

TOTAL LIABILITIES & OWNERS EQUITY

288,719.75

Cash Flow Statement

Period = Jun 2023

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	181.69	0.00	838.80	0.00
Capital Reserve Funds	155,475.00	0.00	182,625.00	0.00
TOTAL OTHER INCOME	155,656.69	0.00	183,463.80	0.00
TOTAL REVENUE	155,656.69	0.00	183,463.80	0.00
EXPENSES				
CAPITAL RESERVE EXPENSES				
Capital Rsv - Elevator	5,908.72	0.00	5,908.72	0.00
TOTAL CAPITAL RESERVE EXPENSES	5,908.72	0.00	5,908.72	0.00
TOTAL EXPENSES	5,908.72	0.00	5,908.72	0.00
NET INCOME	149,747.97	0.00	177,555.08	0.00
ADJUSTMENTS				
Capital Reserve Account	-149,747.97	0.00	-177,555.08	0.00
TOTAL ADJUSTMENTS	-149,747.97	0.00	-177,555.08	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date				
	Beginning Balance		Ending Balance	Difference
Capital Reserve Account	138,971.78		288,719.75	149,747.97
Total Cash	138,971.78		288,719.75	149,747.97
Year to Date				
	Beginning Balance		Ending Balance	Difference
Capital Reserve Account	111,164.67		288,719.75	177,555.08
Total Cash	111,164.67		288,719.75	177,555.08

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

General Ledger

Period = Jun 2023

Book = Cash ; Tree = hoa_ib

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc	Debit	Credit	Balance	Remarks
1126-0000				Capital Reserve Account					138,971.78 = Beginning Balance =	
c.cm	Chateau Mont...	06/14/2023	06/2023	TK Elevator Corporation (tkelevat)	K-258338	140	0.00	5,908.72	133,063.06	50% down payment - Quote #2023-2-1513159...
c.cm	Chateau Mont...	06/28/2023	06/2023	Capital	J-68602		5,430.00	0.00	138,493.06	Capital
c.cm	Chateau Mont...	06/28/2023	06/2023	One Time transfer o.cm to c.c...	J-68604		150,045.00	0.00	288,538.06	One Time transfer o.cm to c.cm Special Ass...
c.cm	Chateau Mont...	06/30/2023	06/2023	Interest	J-68847		181.69	0.00	288,719.75	Interest
				Net Change=149,747.97			155,656.69	5,908.72	288,719.75 = Ending Balance =	
3120-0000				Initial Funds-Capital Reserve					-66,578.35 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-66,578.35 = Ending Balance =	
3800-0000				Retained Earnings					-44,586.32 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-44,586.32 = Ending Balance =	
5720-0000				Interest on Bank Accounts					-657.11 = Beginning Balance =	
c.cm	Chateau Mont...	06/30/2023	06/2023	Interest	J-68847		0.00	181.69	-838.80	Interest
				Net Change=-181.69			0.00	181.69	-838.80 = Ending Balance =	
5756-0000				Capital Reserve Funds					-27,150.00 = Beginning Balance =	
c.cm	Chateau Mont...	06/28/2023	06/2023	Capital	J-68602		0.00	5,430.00	-32,580.00	Capital
c.cm	Chateau Mont...	06/28/2023	06/2023	One Time transfer o.cm to c.c...	J-68604		0.00	150,045.00	-182,625.00	One Time transfer o.cm to c.cm Special Ass...
				Net Change=-155,475.00			0.00	155,475.00	-182,625.00 = Ending Balance =	
7750-0120				Capital Rsv. - Elevator					0.00 = Beginning Balance =	
c.cm	Chateau Mont...	06/14/2023	06/2023	TK Elevator Corporation (tkelevat)	K-258338	140	5,908.72	0.00	5,908.72	50% down payment - Quote #2023-2-1513159...
				Net Change=5,908.72			5,908.72	0.00	5,908.72 = Ending Balance =	
							161,565.41	161,565.41		