

Balance Sheet

Period = Jul 2023

Book = Cash ; Tree = hoa_bs

Current Balance**ASSETS****CASH**

Operating Cash 1

61,203.30

TOTAL CASH

61,203.30

TOTAL ASSETS

61,203.30

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

36,527.17

TOTAL OWNERS EQUITY

61,161.30

TOTAL LIABILITIES & OWNERS EQUITY

61,203.30

Budget Comparison Cash Flow

Period = Jul 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	109,417.00	109,410.00	7.00	0.01	187,560.00
TOTAL INCOME	15,631.00	15,630.00	1.00	0.01	109,417.00	109,410.00	7.00	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	0.00	0.00	0.00	N/A	5.00	0.00	5.00	N/A	0.00
TOTAL OTHER INCOME	0.00	0.00	0.00	N/A	250.45	0.00	250.45	N/A	0.00
TOTAL REVENUE	15,631.00	15,630.00	1.00	0.01	166,069.10	109,410.00	56,659.10	51.79	187,560.00
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	400.00	1,150.00	750.00	65.22	22,913.45	8,050.00	-14,863.45	-184.64	13,800.00
Exterminating	0.00	105.00	105.00	100.00	375.00	735.00	360.00	48.98	1,280.00
Insurance Claims - Repairs	13,094.36	0.00	-13,094.36	N/A	25,994.36	0.00	-25,994.36	N/A	0.00
Building Supplies	0.00	15.00	15.00	100.00	0.00	105.00	105.00	100.00	180.00
TOTAL REPAIRS & MAINT - GENERAL	13,494.36	1,270.00	-12,224.36	-962.55	49,282.81	8,890.00	-40,392.81	-454.36	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	1,170.45	1,189.00	18.55	1.56	3,511.35	3,567.00	55.65	1.56	4,756.00
Elevator Repairs	0.00	75.00	75.00	100.00	0.00	525.00	525.00	100.00	900.00
Elevator Telephone	115.57	85.00	-30.57	-35.96	606.30	595.00	-11.30	-1.90	1,020.00
HVAC Maintenance	0.00	0.00	0.00	N/A	425.00	0.00	425.00	100.00	850.00
HVAC Repair	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
Fire System Telephone	115.56	85.00	-30.56	-35.95	549.37	595.00	45.63	7.67	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	376.00	168.75	-207.25	-122.81	1,905.92	1,181.25	-724.67	-61.35	2,025.00
Fire System Repair	0.00	0.00	0.00	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	350.00	350.00	100.00	600.00
TOTAL REPAIRS & MAINT.-CONTRACT	1,777.58	1,677.75	-99.83	-5.95	9,158.33	8,093.25	-1,065.08	-13.16	12,431.00

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Budget Comparison Cash Flow

Period = Jul 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	2,940.70	3,150.00	209.30	6.64	5,400.00
TOTAL HOUSEKEEPING	420.34	450.00	29.66	6.59	2,940.70	3,150.00	209.30	6.64	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	8,863.00	9,187.50	324.50	3.53	15,750.00
Landscaping-Misc	0.00	155.00	155.00	100.00	1,575.00	1,085.00	-490.00	-45.16	1,860.00
Irrigation	0.00	250.00	250.00	100.00	359.00	750.00	391.00	52.13	1,500.00
TOTAL GROUNDS COST	1,278.00	1,717.50	439.50	25.59	10,797.00	12,372.50	1,575.50	12.73	20,660.00
UTILITIES									
Electricity	685.78	690.00	4.22	0.61	6,247.70	4,830.00	-1,417.70	-29.35	8,280.00
Natural Gas	25.62	55.00	29.38	53.42	403.03	385.00	-18.03	-4.68	660.00
Water & Sewer	840.67	743.75	-96.92	-13.03	4,740.74	5,206.25	465.51	8.94	8,925.00
Water	0.00	0.00	0.00	N/A	502.30	0.00	-502.30	N/A	0.00
TOTAL UTILITIES	1,552.07	1,488.75	-63.32	-4.25	11,893.77	10,421.25	-1,472.52	-14.13	17,865.00
ADMINISTRATIVE COSTS									
Management Fees	434.74	435.00	0.26	0.06	3,043.18	3,045.00	1.82	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	1,120.00	-12,787.80	-1,141.77	1,920.00
Website	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	250.00
Insurance	3,811.13	2,624.17	-1,186.96	-45.23	26,677.77	18,369.19	-8,308.58	-45.23	31,490.00
Bank Charges	15.00	21.00	6.00	28.57	105.00	147.00	42.00	28.57	252.00
UOA Meetings	152.50	14.58	-137.92	-945.95	192.50	102.06	-90.44	-88.61	175.00
Legal Fees	0.00	75.00	75.00	100.00	0.00	525.00	525.00	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	10.27	35.00	24.73	70.66	126.87	245.00	118.13	48.22	420.00
Amenity Fee	398.18	355.00	-43.18	-12.16	5,206.85	2,485.00	-2,721.85	-109.53	4,260.00
TOTAL ADMINISTRATIVE COSTS	4,821.82	3,969.75	-852.07	-21.46	49,835.97	26,703.25	-23,132.72	-86.63	45,402.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	5,430.00	5,430.00	0.00	0.00	38,010.00	38,010.00	0.00	0.00	65,160.00
Transfer to Operating Reserve Fund	450.00	450.00	0.00	0.00	3,150.00	3,150.00	0.00	0.00	5,400.00
TOTAL TRANSFER TO RESERVES	5,880.00	5,880.00	0.00	0.00	41,160.00	41,160.00	0.00	0.00	70,560.00
TOTAL EXPENSES	29,224.17	16,453.75	-12,770.42	-77.61	175,068.88	110,780.25	-64,278.33	-58.02	187,558.00

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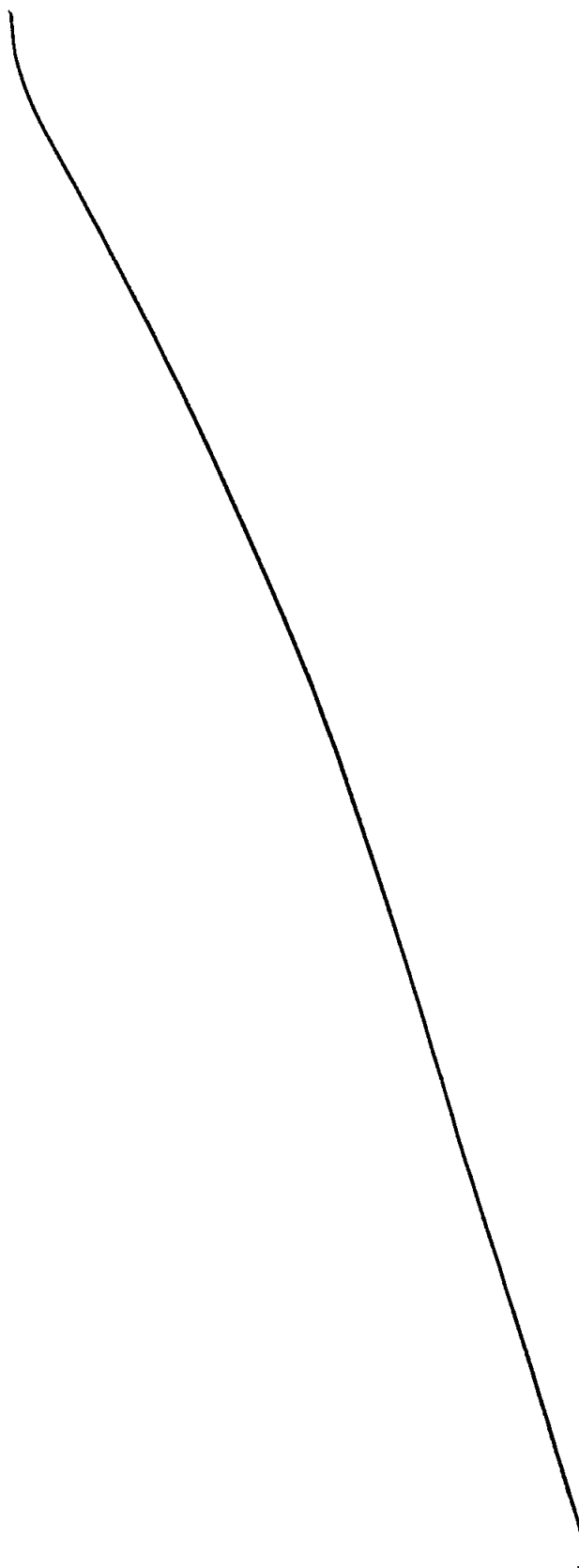
Chateau Mont Condominium Unit Owners Assc. (o.cm)

Budget Comparison Cash Flow

Period = Jul 2023

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
NET INCOME	-13,583.17	-823.75	-12,769.42	-1,550.16	-8,988.48	-1,380.25	-7,619.23	-552.02	2.00
CASH FLOW	-13,583.17	-823.75	-12,769.42	-1,550.16	-8,999.48	-1,380.25	-7,619.23	-552.02	2.00



Balance Sheet

Period = Jul 2023

Book = Cash ; Tree = hoa_bs

Current Balance

ASSETS

CASH	
Operating Reserve Account	44,038.54
TOTAL CASH	<u>44,038.54</u>
TOTAL ASSETS	<u>44,038.54</u>

LIABILITIES & OWNERS EQUITY

OWNERS EQUITY	
Initial Funds-Operating Reserve	12,392.05
Ending Owners Equity	31,646.49
TOTAL OWNERS EQUITY	<u>44,038.54</u>
TOTAL LIABILITIES & OWNERS EQUITY	<u>44,038.54</u>

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Cash Flow Statement

Period = Jul 2023

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	18.52	0.00	103.41	0.00
Operating Reserve Funds	450.00	0.00	3,150.00	0.00
TOTAL OTHER INCOME	468.52	0.00	3,253.41	0.00
TOTAL REVENUE	468.52	0.00	3,253.41	0.00
NET INCOME	468.52	0.00	3,253.41	0.00
ADJUSTMENTS				
Operating Reserve Account	-468.52	0.00	-3,253.41	0.00
TOTAL ADJUSTMENTS	-468.52	0.00	-3,253.41	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date				
	Beginning Balance	Ending Balance	Difference	
Operating Reserve Account	43,570.02	44,038.54	468.52	
Total Cash	43,570.02	44,038.54	468.52	
Year to Date				
	Beginning Balance	Ending Balance	Difference	
Operating Reserve Account	40,785.13	44,038.54	3,253.41	
Total Cash	40,785.13	44,038.54	3,253.41	

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

General Ledger

Period = Jul 2023

Book = Cash ; Tree = hoa_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc	Debit	Credit	Balance Remarks
1127-0000				Operating Reserve Account					
r.cm	Chateau Mont...	07/27/2023	07/2023	Reserve	J-69005		450.00	0.00	43,570.02 = Beginning Balance =
r.cm	Chateau Mont...	07/31/2023	07/2023	Interest	J-69309		18.52	0.00	44,020.02 Reserve
				Net Change=468.52			468.52	0.00	44,038.54 Interest
3130-0000				Initial Funds-Operating Reserve			0.00	0.00	44,038.54 = Ending Balance =
				Net Change=0.00			0.00	0.00	-12,392.05 = Beginning Balance =
3800-0000				Retained Earnings			0.00	0.00	-12,392.05 = Ending Balance =
				Net Change=0.00			0.00	0.00	-28,383.08 = Beginning Balance =
5720-0000				Interest on Bank Accounts			0.00	18.52	-28,383.08 = Ending Balance =
r.cm	Chateau Mont...	07/31/2023	07/2023	Interest	J-69309		0.00	18.52	-84.89 = Beginning Balance =
				Net Change=-18.52			0.00	18.52	-103.41 Interest
5759-0000				Operating Reserve Funds			0.00	450.00	-103.41 = Ending Balance =
r.cm	Chateau Mont...	07/27/2023	07/2023	Reserve	J-69005		0.00	450.00	-2,700.00 = Beginning Balance =
				Net Change=-450.00			0.00	450.00	-3,150.00 Reserve
							468.52	468.52	-3,150.00 = Ending Balance =

Balance Sheet

Period = Jul 2023

Book = Cash ; Tree = hoa_bs

Current Balance

ASSETS

CASH	
Capital Reserve Account	294,518.46
TOTAL CASH	294,518.46
TOTAL ASSETS	294,518.46

LIABILITIES & OWNERS EQUITY

OWNERS EQUITY	
Initial Funds-Capital Reserve	66,578.35
Ending Owners Equity	227,940.11
TOTAL OWNERS EQUITY	294,518.46
TOTAL LIABILITIES & OWNERS EQUITY	294,518.46

Cash Flow Statement

Period = Jul 2023

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	368.71	0.00	1,207.51	0.00
Capital Reserve Funds	5,430.00	0.00	188,055.00	0.00
TOTAL OTHER INCOME	5,798.71	0.00	189,262.51	0.00
TOTAL REVENUE	5,798.71	0.00	189,262.51	0.00
EXPENSES				
CAPITAL RESERVE EXPENSES				
Capital Rsv - Elevator	0.00	0.00	5,908.72	0.00
TOTAL CAPITAL RESERVE EXPENSES	0.00	0.00	5,908.72	0.00
TOTAL EXPENSES	0.00	0.00	5,908.72	0.00
NET INCOME	5,798.71	0.00	183,353.79	0.00
ADJUSTMENTS				
Capital Reserve Account	-5,798.71	0.00	-183,353.79	0.00
TOTAL ADJUSTMENTS	-5,798.71	0.00	-183,353.79	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date				
	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	288,719.75	294,518.46	5,798.71	
Total Cash	288,719.75	294,518.46	5,798.71	
Year to Date				
	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	111,164.67	294,518.46	183,353.79	
Total Cash	111,164.67	294,518.46	183,353.79	

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

General Ledger

Period = Jul 2023

Book = Cash ; Tree = hoa_fb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc	Debit	Credit	Balance	Remarks
1126-0000				Capital Reserve Account					288,719.75	= Beginning Balance =
c.cm	Chateau Mont...	07/27/2023	07/2023	Capital	J-69004		5,430.00	0.00	294,149.75	Capital
c.cm	Chateau Mont...	07/31/2023	07/2023	Interest	J-69307		368.71	0.00	294,518.46	Interest
				Net Change=5,798.71			5,798.71	0.00	294,518.46	= Ending Balance =
3120-0000				Initial Funds-Capital Reserve					-68,578.35	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-68,578.35	= 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					-838.80	= Beginning Balance =
c.cm	Chateau Mont...	07/31/2023	07/2023	Interest	J-69307		0.00	368.71	-1,207.51	Interest
				Net Change=-368.71			0.00	368.71	-1,207.51	= Ending Balance =
5756-0000				Capital Reserve Funds					-182,625.00	= Beginning Balance =
c.cm	Chateau Mont...	07/27/2023	07/2023	Capital	J-69004		0.00	5,430.00	-188,055.00	Capital
				Net Change=-5,430.00			0.00	5,430.00	-188,055.00	= Ending Balance =
7750-0120				Capital Rsv. - Elevator					5,908.72	= Beginning Balance =
				Net Change=0.00			0.00	0.00	5,908.72	= Ending Balance =
							5,798.71	5,798.71		

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