

**Balance Sheet**

Period = Apr 2023

Book = Cash ; Tree = hoa\_bs

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

Operating Cash 1

243,075.94

**TOTAL CASH**

243,075.94

**TOTAL ASSETS**

243,075.94

**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

218,399.81

**TOTAL OWNERS EQUITY**

243,033.94

**TOTAL LIABILITIES & OWNERS EQUITY**

243,075.94

**Budget Comparison Cash Flow**

Period = Apr 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	15,631.00	15,630.00	1.00	0.01	62,524.00	62,520.00	4.00	0.01	187,560.00
Special Assessments	24,323.00	0.00	24,323.00	N/A	150,045.00	0.00	150,045.00	N/A	0.00
TOTAL INCOME	39,954.00	15,630.00	24,324.00	155.82	212,569.00	62,520.00	150,049.00	240.00	187,560.00
EXPENSE REIMBURSEMENT									
Insurance Claim Proceeds	0.00	0.00	0.00	N/A	47,389.49	0.00	47,389.49	N/A	0.00
TOTAL EXPENSE REIMBURSEMENT	0.00	0.00	0.00	N/A	47,389.49	0.00	47,389.49	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
<b>TOTAL REVENUE</b>	<b>39,954.00</b>	<b>15,630.00</b>	<b>24,324.00</b>	<b>155.82</b>	<b>260,203.94</b>	<b>62,520.00</b>	<b>197,683.94</b>	<b>316.19</b>	<b>187,560.00</b>
<b>EXPENSES</b>									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	845.00	1,150.00	305.00	26.52	8,121.45	4,600.00	-3,521.45	-76.55	13,800.00
Exterminating	0.00	105.00	105.00	100.00	0.00	420.00	420.00	100.00	1,260.00
Building Supplies	0.00	15.00	15.00	100.00	0.00	60.00	60.00	100.00	180.00
TOTAL REPAIRS & MAINT - GENERAL	845.00	1,270.00	425.00	33.46	8,121.45	5,080.00	-3,041.45	-59.87	15,240.00
REPAIRS & MAINT. - CONTRACT									
Elevator Inspections	56.88	0.00	-56.88	N/A	56.88	0.00	-56.88	N/A	560.00
Elevator Preventive Maintenance	1,170.45	1,189.00	18.55	1.56	2,340.90	2,376.00	37.10	1.56	4,756.00
Elevator Repairs	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	900.00
Elevator Telephone	87.47	85.00	-2.47	-2.91	347.72	340.00	-7.72	-2.27	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	100.00	100.00	100.00	300.00
Fire System Telephone	30.59	85.00	54.41	64.01	290.81	340.00	49.19	14.47	1,020.00
Fire Panel Monitoring	402.51	0.00	-402.51	N/A	402.51	400.00	-2.51	-0.63	400.00
Fire Code Inspections	376.00	168.75	-207.25	-122.81	1,403.92	675.00	-728.92	-107.99	2,025.00
Fire System Maintenance	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
TOTAL REPAIRS & MAINT.-CONTRACT	2,123.90	1,677.75	-446.15	-26.59	4,842.74	4,733.00	-109.74	-2.32	12,431.00
HOUSEKEEPING									
Cleaning Services	419.92	450.00	30.08	6.68	1,679.68	1,800.00	120.32	6.68	5,400.00

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**Budget Comparison Cash Flow**

Period = Apr 2023

Book = Cash ; Tree = hca\_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>TOTAL HOUSEKEEPING</b>	419.92	450.00	30.08	6.68	1,679.68	1,800.00	120.32	6.68	5,400.00
<b>GROUNDS COSTS</b>									
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	5,028.00	5,250.00	221.00	4.21	15,750.00
Landscaping-Misc	0.00	155.00	155.00	100.00	1,575.00	620.00	-955.00	-154.03	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>	1,278.00	1,467.50	189.50	12.91	6,604.00	7,220.00	616.00	8.53	20,660.00
<b>UTILITIES</b>									
Electricity	945.19	690.00	-255.19	-36.98	4,046.57	2,760.00	-1,286.57	-46.61	8,280.00
Natural Gas	0.00	55.00	55.00	100.00	277.18	220.00	-57.18	-25.99	660.00
Water & Sewer	0.00	743.75	743.75	100.00	2,128.57	2,975.00	846.43	28.45	8,925.00
Water	502.30	0.00	-502.30	N/A	502.30	0.00	-502.30	N/A	0.00
<b>TOTAL UTILITIES</b>	1,447.49	1,488.75	41.26	2.77	6,954.62	5,955.00	-999.62	-16.79	17,865.00
<b>ADMINISTRATIVE COSTS</b>									
Management Fees	434.74	435.00	0.26	0.06	1,736.96	1,740.00	1.04	0.06	5,220.00
Taxes and Licenses	159.00	0.00	-159.00	N/A	191.00	0.00	-191.00	N/A	0.00
Professional Fees	10,234.05	160.00	-10,074.05	-6,296.28	13,907.80	640.00	-13,267.80	-2,073.09	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	15,244.41	10,496.68	-4,747.73	-45.23	31,490.00
Bank Charges	15.00	21.00	6.00	28.57	60.00	84.00	24.00	28.57	252.00
UCA Meetings	0.00	14.58	14.58	100.00	0.00	58.32	58.32	100.00	175.00
Legal Fees	0.00	75.00	75.00	100.00	0.00	300.00	300.00	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	390.00	390.00	100.00	360.00	390.00	30.00	7.69	390.00
Copies Mailings Postage	27.73	35.00	7.27	20.77	93.81	140.00	46.19	32.99	420.00
Amenity Fee	398.18	355.00	-43.18	-12.16	4,012.31	1,420.00	-2,592.31	-182.58	4,260.00
<b>TOTAL ADMINISTRATIVE COSTS</b>	15,079.81	4,109.75	-10,970.06	-266.93	35,608.29	15,268.00	-20,339.29	-133.21	45,402.00
<b>TRANSFER TO RESERVES</b>									
Transfer to Capital Reserve Fund	5,430.00	5,430.00	0.00	0.00	21,720.00	21,720.00	0.00	0.00	65,160.00
Transfer to Operating Reserve Fund	450.00	450.00	0.00	0.00	1,800.00	1,800.00	0.00	0.00	5,400.00
<b>TOTAL TRANSFER TO RESERVES</b>	5,880.00	5,880.00	0.00	0.00	23,520.00	23,520.00	0.00	0.00	70,560.00
<b>TOTAL EXPENSES</b>	27,074.12	16,343.75	-10,730.37	-65.65	87,330.78	63,577.00	-23,753.78	-37.36	187,858.00
<b>NET INCOME</b>	12,879.88	-713.75	13,593.63	1,904.54	172,873.16	-1,057.00	173,930.16	16,455.08	2.00

**Budget Comparison Cash Flow**

Period = Apr 2023  
 Book = Cash ; Tree = hca\_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>ADJUSTMENTS</b>									
Association Dues Paid in Advance	42.00	0.00	42.00	N/A	0.00	0.00	0.00	N/A	0.00
<b>TOTAL ADJUSTMENTS</b>	42.00	0.00	42.00	N/A	0.00	0.00	0.00	N/A	0.00
<b>CASH FLOW</b>	12,921.88	-713.75	13,635.63	1,910.42	172,873.16	-1,057.00	173,930.16	16,455.08	2.00

### Balance Sheet

Period = Apr 2023

Book = Cash ; Tree = hoa\_bs

	<u>Current Balance</u>
<b>ASSETS</b>	
CASH	
Operating Reserve Account	42,634.17
<b>TOTAL CASH</b>	<u>42,634.17</u>
<b>TOTAL ASSETS</b>	<u>42,634.17</u>
<b>LIABILITIES &amp; OWNERS EQUITY</b>	
OWNERS EQUITY	
Initial Funds-Operating Reserve	12,392.05
Ending Owners Equity	30,242.12
<b>TOTAL OWNERS EQUITY</b>	<u>42,634.17</u>
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<u>42,634.17</u>

**Cash Flow Statement**

Period = Apr 2023

Book = Cash ; Tree = hoa\_cf

	Period to Date	%	Year to Date	%
<b>REVENUE</b>				
<b>OTHER INCOME</b>				
Interest on Bank Accounts	17.36	0.00	49.04	0.00
Operating Reserve Funds	450.00	0.00	1,800.00	0.00
<b>TOTAL OTHER INCOME</b>	<b>467.36</b>	<b>0.00</b>	<b>1,849.04</b>	<b>0.00</b>
<b>TOTAL REVENUE</b>	<b>467.36</b>	<b>0.00</b>	<b>1,849.04</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>467.36</b>	<b>0.00</b>	<b>1,849.04</b>	<b>0.00</b>
<b>ADJUSTMENTS</b>				
Operating Reserve Account	-467.36	0.00	-1,849.04	0.00
<b>TOTAL ADJUSTMENTS</b>	<b>-467.36</b>	<b>0.00</b>	<b>-1,849.04</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	42,166.81	42,634.17	467.36
<b>Total Cash</b>	<b>42,166.81</b>	<b>42,634.17</b>	<b>467.36</b>
Year to Date	Beginning Balance	Ending Balance	Difference
Operating Reserve Account	40,785.13	42,634.17	1,849.04
<b>Total Cash</b>	<b>40,785.13</b>	<b>42,634.17</b>	<b>1,849.04</b>

# Balance Sheet

Period = Apr 2023

Book = Cash ; Tree = hoa\_bs

	<u>Current Balance</u>
<b>ASSETS</b>	
CASH	
Capital Reserve Account	133,371.42
<b>TOTAL CASH</b>	<u>133,371.42</u>
<b>TOTAL ASSETS</b>	<u>133,371.42</u>
<b>LIABILITIES &amp; OWNERS EQUITY</b>	
<b>OWNERS EQUITY</b>	
Initial Funds-Capital Reserve	66,578.35
Ending Owners Equity	66,793.07
<b>TOTAL OWNERS EQUITY</b>	<u>133,371.42</u>
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<u>133,371.42</u>

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### Cash Flow Statement

Period = Apr 2023

Book = Cash ; Tree = hoa\_cf

	Period to Date	%	Year to Date	%
<b>REVENUE</b>				
<b>OTHER INCOME</b>				
Interest on Bank Accounts	152.27	0.00	486.75	0.00
Capital Reserve Funds	5,430.00	0.00	21,720.00	0.00
<b>TOTAL OTHER INCOME</b>	<b>5,582.27</b>	<b>0.00</b>	<b>22,206.75</b>	<b>0.00</b>
<b>TOTAL REVENUE</b>	<b>5,582.27</b>	<b>0.00</b>	<b>22,206.75</b>	<b>0.00</b>
<b>EXPENSES</b>				
<b>CAPITAL RESERVE EXPENSES</b>				
Capital Rsv - Other	-8,046.55	0.00	0.00	0.00
<b>TOTAL CAPITAL RESERVE EXPENSES</b>	<b>-8,046.55</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>-8,046.55</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>13,628.82</b>	<b>0.00</b>	<b>22,206.75</b>	<b>0.00</b>
<b>ADJUSTMENTS</b>				
Capital Reserve Account	-13,628.82	0.00	-22,206.75	0.00
<b>TOTAL ADJUSTMENTS</b>	<b>-13,628.82</b>	<b>0.00</b>	<b>-22,206.75</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	119,742.60	133,371.42	13,628.82	
<b>Total Cash</b>	<b>119,742.60</b>	<b>133,371.42</b>	<b>13,628.82</b>	
<b>Year to Date</b>				
	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
Capital Reserve Account	111,164.67	133,371.42	22,206.75	
<b>Total Cash</b>	<b>111,164.67</b>	<b>133,371.42</b>	<b>22,206.75</b>	

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