

# Balance Sheet

Period = Aug 2023

Book = Cash ; Tree = hoa\_bs

	Current Balance
<b>ASSETS</b>	
CASH	
Operating Cash 1	62,897.43
<b>TOTAL CASH</b>	<b>62,897.43</b>
<b>TOTAL ASSETS</b>	
	<b>62,897.43</b>
<b>LIABILITIES &amp; OWNERS EQUITY</b>	
LIABILITIES	
Association Dues Paid in Advance	42.00
<b>TOTAL LIABILITIES</b>	<b>42.00</b>
OWNERS EQUITY	
Initial Owners Equity-Operating Funds	24,634.13
Ending Owners Equity	38,221.30
<b>TOTAL OWNERS EQUITY</b>	<b>62,855.43</b>
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<b>62,897.43</b>

**Budget Comparison Cash Flow**

Period = Aug 2023

Book = Cash ; Tree = hca\_of

REVENUE	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>INCOME</b>									
Association Dues	15,631.00	15,630.00	1.00	0.01	125,048.00	125,040.00	8.00	0.01	187,560.00
<b>TOTAL INCOME</b>	15,631.00	15,630.00	1.00	0.01	125,048.00	125,040.00	8.00	0.01	187,560.00
<b>EXPENSE REIMBURSEMENT</b>									
Insurance Claim Proceeds	21,885.84	0.00	21,885.84	N/A	78,287.49	0.00	78,287.49	N/A	0.00
<b>TOTAL EXPENSE REIMBURSEMENT</b>	21,885.84	0.00	21,885.84	N/A	78,287.49	0.00	78,287.49	N/A	0.00
<b>OTHER INCOME</b>									
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
<b>TOTAL OTHER INCOME</b>	0.00	0.00	0.00	N/A	250.45	0.00	250.45	N/A	0.00
<b>TOTAL REVENUE</b>	37,516.84	15,630.00	21,886.84	140.03	203,585.94	125,040.00	78,545.94	62.82	187,560.00
<b>EXPENSES</b>									
<b>REPAIRS &amp; MAINT - GENERAL</b>									
Repairs & Maintenance	2,873.41	1,150.00	-1,723.41	-149.86	25,786.86	9,200.00	-16,586.86	-180.29	13,800.00
Exterminating	0.00	105.00	105.00	100.00	375.00	840.00	465.00	55.36	1,280.00
Insurance Claims - Repairs	19,000.00	0.00	-19,000.00	N/A	44,994.36	0.00	-44,994.36	N/A	0.00
Building Supplies	0.00	15.00	15.00	100.00	0.00	120.00	120.00	100.00	180.00
<b>TOTAL REPAIRS &amp; MAINT - GENERAL</b>	21,873.41	1,270.00	-20,603.41	-1,622.32	71,156.22	10,160.00	-60,996.22	-600.36	15,240.00
<b>REPAIRS &amp; MAINT. - CONTRACT</b>									
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	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	600.00	600.00	100.00	900.00
Elevator Telephone	86.50	85.00	-1.50	-1.76	692.80	680.00	-12.80	-1.88	1,020.00
HVAC Maintenance	0.00	0.00	0.00	N/A	425.00	0.00	0.00	0.00	850.00
HVAC Repair	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
Fire System Telephone	86.51	85.00	-1.51	-1.78	635.88	680.00	44.12	6.49	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	1,905.92	1,350.00	-555.92	-41.18	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	400.00	400.00	100.00	600.00
<b>TOTAL REPAIRS &amp; MAINT.-CONTRACT</b>	173.01	488.75	315.74	64.60	9,331.34	6,582.00	-2,749.34	-8.73	12,431.00



**Budget Comparison Cash Flow**

Period = Aug 2023

Book = Cash ; Tree = hoa\_of

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>HOUSEKEEPING</b>									
Cleaning Services	420.34	450.00	29.66	6.59	3,361.04	3,600.00	238.96	6.64	5,400.00
<b>TOTAL HOUSEKEEPING</b>	<b>420.34</b>	<b>450.00</b>	<b>29.66</b>	<b>6.59</b>	<b>3,361.04</b>	<b>3,600.00</b>	<b>238.96</b>	<b>6.64</b>	<b>5,400.00</b>
<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	10,141.00	10,500.00	359.00	3.42	15,750.00
Landscaping-Misc	0.00	155.00	155.00	100.00	1,575.00	1,240.00	-335.00	-27.02	1,860.00
Irrigation	0.00	250.00	250.00	100.00	359.00	1,000.00	641.00	64.10	1,500.00
<b>TOTAL GROUNDS COST</b>	<b>1,278.00</b>	<b>1,717.50</b>	<b>439.50</b>	<b>25.59</b>	<b>12,075.00</b>	<b>14,090.00</b>	<b>2,015.00</b>	<b>14.30</b>	<b>20,660.00</b>
<b>UTILITIES</b>									
Electricity	651.56	690.00	38.44	5.57	6,899.26	5,520.00	-1,379.26	-24.99	8,280.00
Natural Gas	17.83	55.00	37.17	67.58	420.86	440.00	19.14	4.35	660.00
Water & Sewer	860.20	743.75	-116.45	-15.66	5,600.94	5,950.00	349.06	5.87	8,925.00
Water	0.00	0.00	0.00	N/A	502.30	0.00	-502.30	N/A	0.00
<b>TOTAL UTILITIES</b>	<b>1,529.59</b>	<b>1,488.75</b>	<b>-40.84</b>	<b>-2.74</b>	<b>13,423.36</b>	<b>11,970.00</b>	<b>-1,513.36</b>	<b>-12.71</b>	<b>17,865.00</b>
<b>ADMINISTRATIVE COSTS</b>									
Management Fees	434.74	435.00	0.26	0.06	3,477.92	3,480.00	2.08	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	1,280.00	-12,627.80	-986.55	1,920.00
Website	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00
Insurance	3,611.13	2,624.17	-1,186.96	-45.23	30,488.90	20,993.36	-9,495.54	-45.23	31,490.00
Bank Charges	15.00	21.00	6.00	28.57	120.00	168.00	48.00	28.57	252.00
UOA Meetings	0.00	14.58	14.58	100.00	192.50	116.64	-75.86	-65.04	175.00
Legal Fees	0.00	75.00	75.00	100.00	0.00	600.00	600.00	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	9.31	35.00	25.69	73.40	136.18	280.00	143.82	51.36	420.00
Amenity Fee	398.18	355.00	-43.18	-12.16	5,605.03	2,840.00	-2,765.03	-97.36	4,260.00
<b>TOTAL ADMINISTRATIVE COSTS</b>	<b>4,668.36</b>	<b>3,719.75</b>	<b>-948.61</b>	<b>-25.50</b>	<b>54,504.33</b>	<b>30,423.00</b>	<b>-24,081.33</b>	<b>-79.16</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	43,440.00	43,440.00	0.00	0.00	65,160.00
Transfer to Operating Reserve Fund	450.00	450.00	0.00	0.00	3,600.00	3,600.00	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>47,040.00</b>	<b>47,040.00</b>	<b>0.00</b>	<b>0.00</b>	<b>70,560.00</b>
<b>TOTAL EXPENSES</b>	<b>35,822.71</b>	<b>15,014.75</b>	<b>-20,807.96</b>	<b>-138.58</b>	<b>210,891.29</b>	<b>125,805.00</b>	<b>-85,086.29</b>	<b>-67.63</b>	<b>187,558.00</b>

**Budget Comparison Cash Flow**

Period = Aug 2023

Book = Cash ; Tree = hca\_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>NET INCOME</b>	1,694.13	615.25	1,078.88	175.36	-7,305.35	-765.00	-6,540.35	-854.95	2.00
<b>CASH FLOW</b>	1,694.13	615.25	1,078.88	175.36	-7,305.35	-765.00	-6,540.35	-854.95	2.00

5

# Balance Sheet

Period = Aug 2023

Book = Cash ; Tree = hoa\_bs

	<b>Current Balance</b>
<b>ASSETS</b>	
CASH	
Operating Reserve Account	44,507.26
<b>TOTAL CASH</b>	<b>44,507.26</b>
<b>TOTAL ASSETS</b>	<b>44,507.26</b>
<b>LIABILITIES &amp; OWNERS EQUITY</b>	
OWNERS EQUITY	
Initial Funds-Operating Reserve	12,392.05
Ending Owners Equity	32,115.21
<b>TOTAL OWNERS EQUITY</b>	<b>44,507.26</b>
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<b>44,507.26</b>

# Cash Flow Statement

Period = Aug 2023

Book = Cash ; Tree = hoa\_cf

	Period to Date	%	Year to Date	%
<b>REVENUE</b>				
<b>OTHER INCOME</b>				
Interest on Bank Accounts	18.72	0.00	122.13	0.00
Operating Reserve Funds	450.00	0.00	3,600.00	0.00
<b>TOTAL OTHER INCOME</b>	<b>468.72</b>	<b>0.00</b>	<b>3,722.13</b>	<b>0.00</b>
<b>TOTAL REVENUE</b>	<b>468.72</b>	<b>0.00</b>	<b>3,722.13</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>468.72</b>	<b>0.00</b>	<b>3,722.13</b>	<b>0.00</b>
<b>ADJUSTMENTS</b>				
Operating Reserve Account	-468.72	0.00	-3,722.13	0.00
<b>TOTAL ADJUSTMENTS</b>	<b>-468.72</b>	<b>0.00</b>	<b>-3,722.13</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	44,038.54	44,507.26	468.72
<b>Total Cash</b>	<b>44,038.54</b>	<b>44,507.26</b>	<b>468.72</b>

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Reserve Account	40,785.13	44,507.26	3,722.13
<b>Total Cash</b>	<b>40,785.13</b>	<b>44,507.26</b>	<b>3,722.13</b>

# Balance Sheet

Period = Aug 2023

Book = Cash ; Tree = hoa\_bs

	Current Balance
<b>ASSETS</b>	
CASH	
Capital Reserve Account	300,324.12
<b>TOTAL CASH</b>	<b>300,324.12</b>
<b>TOTAL ASSETS</b>	<b>300,324.12</b>
<b>LIABILITIES &amp; OWNERS EQUITY</b>	
OWNERS EQUITY	
Initial Funds-Capital Reserve	66,578.35
Ending Owners Equity	233,745.77
<b>TOTAL OWNERS EQUITY</b>	<b>300,324.12</b>
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<b>300,324.12</b>

63

# Cash Flow Statement

Period = Aug 2023

Book = Cash ; Tree = hoa\_cf

	Period to Date	%	Year to Date	%
<b>REVENUE</b>				
<b>OTHER INCOME</b>				
Interest on Bank Accounts	375.66	0.00	1,583.17	0.00
Capital Reserve Funds	5,430.00	0.00	193,485.00	0.00
<b>TOTAL OTHER INCOME</b>	<b>5,805.66</b>	<b>0.00</b>	<b>195,068.17</b>	<b>0.00</b>
<b>TOTAL REVENUE</b>	<b>5,805.66</b>	<b>0.00</b>	<b>195,068.17</b>	<b>0.00</b>
<b>EXPENSES</b>				
<b>CAPITAL RESERVE EXPENSES</b>				
Capital Rsv - Elevator	0.00	0.00	5,908.72	0.00
<b>TOTAL CAPITAL RESERVE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>5,908.72</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>5,908.72</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>5,805.66</b>	<b>0.00</b>	<b>189,159.45</b>	<b>0.00</b>
<b>ADJUSTMENTS</b>				
Capital Reserve Account	-5,805.66	0.00	-189,159.45	0.00
<b>TOTAL ADJUSTMENTS</b>	<b>-5,805.66</b>	<b>0.00</b>	<b>-189,159.45</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	294,518.46	300,324.12	5,805.66	
<b>Total Cash</b>	<b>294,518.46</b>	<b>300,324.12</b>	<b>5,805.66</b>	
<b>Year to Date</b>				
	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
Capital Reserve Account	111,164.67	300,324.12	189,159.45	
<b>Total Cash</b>	<b>111,164.67</b>	<b>300,324.12</b>	<b>189,159.45</b>	

64