

Balance Sheet

Period = Nov 2022

Book = Cash : Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	70,060.23
TOTAL CASH	70,060.23
TOTAL ASSETS	70,060.23
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	45,384.10
TOTAL OWNERS EQUITY	70,018.23
TOTAL LIABILITIES & OWNERS EQUITY	70,060.23

Budget Comparison Cash Flow

Period = Nov 2022

Book = Cash, Tree = hoa_of

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	15,304.00	15,302.00	2.00	0.01	168,494.00	168,322.00	172.00	0.10	183,624.00
Special Assessments	0.00	0.00	0.00	N/A	-151,536.00	0.00	-151,536.00	N/A	0.00
Assessment - Dryer Vent Cleaning	0.00	0.00	0.00	N/A	1,060.00	0.00	1,060.00	N/A	0.00
TOTAL INCOME	15,304.00	15,302.00	2.00	0.01	18,018.00	168,322.00	-150,304.00	-89.30	183,624.00
OTHER INCOME									
Miscellaneous Income	0.00	0.00	0.00	N/A	20.00	0.00	20.00	N/A	0.00
TOTAL OTHER INCOME	0.00	0.00	0.00	N/A	20.00	0.00	20.00	N/A	0.00
TOTAL REVENUE	15,304.00	15,302.00	2.00	0.01	18,038.00	168,322.00	-150,284.00	-89.28	183,624.00
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	615.00	1,400.00	785.00	56.07	11,282.81	15,400.00	4,117.19	26.74	16,800.00
Exterminating	0.00	105.00	105.00	100.00	750.00	1,155.00	405.00	35.06	1,260.00
Building Supplies	0.00	15.00	15.00	100.00	215.21	165.00	-50.21	-30.43	180.00
TOTAL REPAIRS & MAINT - GENERAL	615.00	1,520.00	905.00	59.54	12,248.02	16,720.00	4,471.98	26.75	18,240.00
REPAIRS & MAINT - CONTRACT									
Elevator Inspections	205.00	0.00	-205.00	N/A	205.00	560.00	355.00	63.39	560.00
Elevator Preventive Maintenance	0.00	0.00	0.00	N/A	4,523.48	4,540.00	16.52	0.36	4,540.00
Elevator Repairs	0.00	90.00	90.00	100.00	653.63	990.00	336.37	33.98	1,080.00
Elevator Telephone	75.75	85.00	9.25	10.88	860.57	935.00	74.43	7.96	1,020.00
HVAC Maintenance	425.00	70.83	-354.17	-500.03	850.00	779.13	-70.87	-9.10	850.00
HVAC Repair	0.00	15.00	15.00	100.00	0.00	165.00	165.00	100.00	180.00
Fire System Telephone	75.74	85.00	9.26	10.89	887.04	935.00	47.96	5.13	1,020.00
Fire Panel Monitoring	0.00	0.00	0.00	N/A	699.15	395.00	-304.15	-77.00	395.00
Fire Code Inspections	0.00	167.92	167.92	100.00	757.42	1,847.12	1,089.70	58.99	2,015.00
Fire System Water	0.00	0.00	0.00	N/A	84.06	0.00	-84.06	N/A	0.00
Fire System Repair	0.00	0.00	0.00	N/A	1,470.00	0.00	-1,470.00	N/A	0.00
Fire System Maintenance	0.00	142.25	142.25	100.00	0.00	1,564.75	1,564.75	100.00	1,707.00
TOTAL REPAIRS & MAINT - CONTRACT	781.49	656.00	-125.49	-19.13	10,990.35	12,711.00	1,720.65	13.54	13,367.00
HOUSEKEEPING									
Cleaning Services	419.92	450.00	30.08	6.68	4,619.12	4,950.00	330.88	6.68	5,400.00
TOTAL HOUSEKEEPING	419.92	450.00	30.08	6.68	4,619.12	4,950.00	330.88	6.68	5,400.00

2

Budget Comparison Cash Flow

Period = Nov 2022

Book = Cash ; Tree = hca_of

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
GROUNDS COSTS									
Snow Removal	0.00	0.00	0.00	N/A	1,149.00	1,500.00	351.00	23.40	1,799.00
Grounds Maintenance	1,195.00	1,166.67	-28.33	-2.43	13,118.00	12,833.37	-284.63	-2.22	14,000.00
Landscaping-Misc	0.00	103.00	103.00	100.00	1,529.00	1,133.00	-396.00	-34.95	1,236.00
Irrigation	0.00	150.00	150.00	100.00	1,094.00	600.00	-494.00	-82.33	600.00
TOTAL GROUNDS COST	1,195.00	1,419.67	224.67	15.83	16,890.00	16,066.37	-823.63	-5.13	17,635.00
UTILITIES									
Electricity	644.48	616.67	-27.81	-4.51	7,526.09	6,783.37	-742.72	-10.95	7,400.00
Natural Gas	26.52	55.00	28.48	51.78	525.84	605.00	79.16	13.08	680.00
Water & Sewer	679.95	714.58	34.63	4.85	8,121.35	7,860.38	-260.97	-3.32	8,575.00
TOTAL UTILITIES	1,350.95	1,386.25	35.30	2.55	16,173.28	15,248.75	-924.53	-6.06	16,635.00
ADMINISTRATIVE COSTS									
Management Fees	434.74	435.00	0.26	0.06	4,782.14	4,785.00	2.86	0.06	5,220.00
Professional Fees	0.00	400.00	400.00	100.00	660.00	4,400.00	3,740.00	85.00	4,800.00
Website	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00
Insurance	1,199.00	2,362.92	1,163.92	49.26	26,801.79	25,992.12	-809.67	-3.12	28,355.00
Bank Charges	15.00	21.00	6.00	28.57	165.00	231.00	66.00	28.57	282.00
UOA Meetings	0.00	14.58	14.58	100.00	230.00	160.38	-69.62	-43.41	175.00
Legal Fees	0.00	75.00	75.00	100.00	0.00	825.00	825.00	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	30.38	35.00	4.62	13.20	173.62	385.00	211.38	54.90	420.00
Amenity Fee	331.10	355.00	23.90	6.73	4,156.28	3,905.00	-251.26	-6.43	4,280.00
TOTAL ADMINISTRATIVE COSTS	2,010.22	3,698.50	1,688.28	45.65	37,353.81	41,348.50	3,994.69	9.66	45,147.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	5,150.00	5,150.00	0.00	0.00	89,119.00	56,650.00	-32,469.00	-37.32	61,800.00
Transfer to Operating Reserve Fund	450.00	450.00	0.00	0.00	4,950.00	4,950.00	0.00	0.00	5,400.00
TOTAL TRANSFER TO RESERVES	5,600.00	5,600.00	0.00	0.00	94,069.00	61,600.00	-32,469.00	-34.71	67,200.00
TOTAL EXPENSES	11,972.58	14,730.42	2,757.84	18.72	192,343.58	168,644.62	-23,698.96	-14.05	183,624.00
NET INCOME	3,331.42	571.58	2,759.84	482.84	-174,305.58	-322.62	-173,982.96	-53,928.14	0.00
ADJUSTMENTS									
Association Dues Paid in Advance	0.00	0.00	0.00	N/A	42.00	0.00	42.00	N/A	0.00

Budget Comparison Cash Flow

Period = Nov 2022

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TOTAL ADJUSTMENTS	0.00	0.00	0.00	N/A	42.00	0.00	42.00	N/A	0.00
CASH FLOW	3,331.42	571.58	2,759.84	482.84	-174,263.58	-322.62	-173,940.96	-53,915.12	0.00

4

Balance Sheet

Period = Nov 2022

Book = Cash : Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Reserve Account	40,324.84
TOTAL CASH	<u>40,324.84</u>
TOTAL ASSETS	<u>40,324.84</u>
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Initial Funds-Operating Reserve	12,392.05
Ending Owners Equity	27,932.79
TOTAL OWNERS EQUITY	<u>40,324.84</u>
TOTAL LIABILITIES & OWNERS EQUITY	<u>40,324.84</u>

50

Cash Flow Statement

Period = Nov 2022

Book = Cash : Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	9.83	0.00	60.63	0.00
Operating Reserve Funds	450.00	0.00	4,950.00	0.00
TOTAL OTHER INCOME	459.83	0.00	5,010.63	0.00
TOTAL REVENUE	459.83	0.00	5,010.63	0.00
NET INCOME	459.83	0.00	5,010.63	0.00
ADJUSTMENTS				
Operating Reserve Account	-459.83	0.00	-5,010.63	0.00
TOTAL ADJUSTMENTS	-459.83	0.00	-5,010.63	0.00
CASH FLOW	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Reserve Account	39,865.01	40,324.84	459.83
Total Cash	39,865.01	40,324.84	459.83

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Reserve Account	35,314.21	40,324.84	5,010.63
Total Cash	35,314.21	40,324.84	5,010.63

51

Balance Sheet

Period = Nov 2022

Book = Cash ; Tree = hoa_bs

Current Balance

ASSETS

CASH

Capital Reserve Account

TOTAL CASH

167,512.40

167,512.40

TOTAL ASSETS

167,512.40

LIABILITIES & OWNERS EQUITY

OWNERS EQUITY

Initial Funds-Capital Reserve

Ending Owners Equity

TOTAL OWNERS EQUITY

66,578.35

100,934.05

167,512.40

TOTAL LIABILITIES & OWNERS EQUITY

167,512.40

50

Cash Flow Statement

Period = Nov 2022

Book = Cash : Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
INCOME				
Special Assessments	0.00	0.00	217,606.00	0.00
TOTAL INCOME	0.00	0.00	217,606.00	0.00
OTHER INCOME				
Interest on Bank Accounts	167.51	0.00	879.00	0.00
Capital Reserve Funds	5,150.00	0.00	89,119.00	0.00
TOTAL OTHER INCOME	5,317.51	0.00	89,998.00	0.00
TOTAL REVENUE	5,317.51	0.00	307,604.00	0.00
EXPENSES				
CAPITAL RESERVE EXPENSES				
Capital Rsv - Other	0.00	0.00	80,194.29	0.00
Capital Rsv - Siding	71,844.00	0.00	107,274.00	0.00
TOTAL CAPITAL RESERVE EXPENSES	71,844.00	0.00	187,468.29	0.00
ADMINISTRATIVE COSTS				
Professional Fees	0.00	0.00	1,265.00	0.00
TOTAL ADMINISTRATIVE COSTS	0.00	0.00	1,265.00	0.00
TOTAL EXPENSES	71,844.00	0.00	188,733.29	0.00
NET INCOME	-66,526.49	0.00	118,870.71	0.00
ADJUSTMENTS				
Capital Reserve Account	66,526.49	0.00	-118,870.71	0.00
TOTAL ADJUSTMENTS	66,526.49	0.00	-118,870.71	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date				
	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	234,038.89	167,512.40	-66,526.49	
Total Cash	234,038.89	167,512.40	-66,526.49	
Year to Date				
	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	48,641.69	167,512.40	118,870.71	
Total Cash	48,641.69	167,512.40	118,870.71	