

**Balance Sheet**

Period = Oct 2022

Book = Cash ; Tree = hoa\_bs

	<b>Current Balance</b>
<b>ASSETS</b>	
<b>CASH</b>	
Operating Cash 1	66,728.81
<b>TOTAL CASH</b>	<b>66,728.81</b>
<b>TOTAL ASSETS</b>	<b>66,728.81</b>
<b>LIABILITIES &amp; OWNERS EQUITY</b>	
<b>LIABILITIES</b>	
Association Dues Paid in Advance	42.00
<b>TOTAL LIABILITIES</b>	<b>42.00</b>
<b>OWNERS EQUITY</b>	
Initial Owners Equity-Operating Funds	24,634.13
Ending Owners Equity	42,052.68
<b>TOTAL OWNERS EQUITY</b>	<b>66,686.81</b>
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<b>66,728.81</b>

**Budget Comparison Cash Flow**

Period = Oct 2022

Book = Cash ; Tree = hoa\_cm

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>REVENUE</b>									
<b>INCOME</b>									
Association Dues	15,304.00	15,302.00	2.00	0.01	153,190.00	153,020.00	170.00	0.11	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	1,080.00	0.00	1,080.00	N/A	0.00
<b>TOTAL INCOME</b>	<b>15,304.00</b>	<b>15,302.00</b>	<b>2.00</b>	<b>0.01</b>	<b>2,714.00</b>	<b>153,020.00</b>	<b>-150,306.00</b>	<b>-98.23</b>	<b>183,624.00</b>
<b>OTHER INCOME</b>									
Miscellaneous Income	0.00	0.00	0.00	N/A	20.00	0.00	20.00	N/A	0.00
<b>TOTAL OTHER INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>N/A</b>	<b>20.00</b>	<b>0.00</b>	<b>20.00</b>	<b>N/A</b>	<b>0.00</b>
<b>TOTAL REVENUE</b>	<b>15,304.00</b>	<b>15,302.00</b>	<b>2.00</b>	<b>0.01</b>	<b>2,734.00</b>	<b>153,020.00</b>	<b>-150,286.00</b>	<b>-98.21</b>	<b>183,624.00</b>
<b>EXPENSES</b>									
<b>REPAIRS &amp; MAINT - GENERAL</b>									
Repairs & Maintenance	590.56	1,400.00	809.44	57.82	10,667.81	14,000.00	3,332.19	23.80	16,800.00
Exterminating	375.00	105.00	-270.00	-257.14	750.00	1,050.00	300.00	28.57	1,260.00
Building Supplies	50.44	15.00	-35.44	-236.27	215.21	150.00	-65.21	-43.47	180.00
<b>TOTAL REPAIRS &amp; MAINT - GENERAL</b>	<b>1,016.00</b>	<b>1,520.00</b>	<b>504.00</b>	<b>33.16</b>	<b>11,633.02</b>	<b>15,200.00</b>	<b>3,566.98</b>	<b>23.47</b>	<b>18,240.00</b>
<b>REPAIRS &amp; MAINT. - CONTRACT</b>									
Elevator Inspections	0.00	0.00	0.00	N/A	0.00	560.00	560.00	100.00	560.00
Elevator Preventive Maintenance	1,130.87	1,135.00	4.13	0.36	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	900.00	246.37	27.37	1,080.00
Elevator Telephone	81.57	85.00	3.43	4.04	784.82	850.00	65.18	7.67	1,020.00
HVAC Maintenance	0.00	70.83	70.83	100.00	425.00	708.30	283.30	40.00	850.00
HVAC Repair	0.00	15.00	15.00	100.00	0.00	150.00	150.00	100.00	180.00
Fire System Telephone	81.57	85.00	3.43	4.04	811.30	850.00	38.70	4.55	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	1,879.20	921.78	54.89	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	1,422.50	1,422.50	100.00	1,707.00
<b>TOTAL REPAIRS &amp; MAINT.-CONTRACT</b>	<b>1,294.01</b>	<b>1,791.00</b>	<b>496.99</b>	<b>27.75</b>	<b>10,208.86</b>	<b>12,055.00</b>	<b>1,846.14</b>	<b>15.31</b>	<b>13,367.00</b>
<b>HOUSEKEEPING</b>									
Cleaning Services	419.92	450.00	30.08	6.68	4,199.20	4,500.00	300.80	6.68	5,400.00
<b>TOTAL HOUSEKEEPING</b>	<b>419.92</b>	<b>450.00</b>	<b>30.08</b>	<b>6.68</b>	<b>4,199.20</b>	<b>4,500.00</b>	<b>300.80</b>	<b>6.68</b>	<b>5,400.00</b>

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**Budget Comparison Cash Flow**

Period = Oct 2022

Book = Cash ; Tree = hoa\_of

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>GROUNDS COSTS</b>									
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	11,923.00	11,666.70	-256.30	-2.20	14,000.00
Landscaping-Misc	0.00	103.00	103.00	100.00	1,529.00	1,030.00	-499.00	-48.45	1,236.00
Irrigation	0.00	50.00	50.00	100.00	1,094.00	450.00	-644.00	-143.11	600.00
<b>TOTAL GROUNDS COST</b>	<b>1,195.00</b>	<b>1,319.67</b>	<b>124.67</b>	<b>9.45</b>	<b>15,695.00</b>	<b>14,646.70</b>	<b>-1,048.30</b>	<b>-7.16</b>	<b>17,635.00</b>
<b>UTILITIES</b>									
Electricity	650.00	616.67	-33.33	-5.40	6,881.61	6,166.70	-714.91	-11.59	7,400.00
Natural Gas	20.68	55.00	34.32	62.40	499.32	550.00	50.68	9.21	660.00
Water & Sewer	680.11	714.58	34.47	4.82	7,441.40	7,145.80	-295.60	-4.14	8,575.00
<b>TOTAL UTILITIES</b>	<b>1,350.79</b>	<b>1,386.25</b>	<b>35.46</b>	<b>2.56</b>	<b>14,822.33</b>	<b>13,862.50</b>	<b>-959.83</b>	<b>-6.92</b>	<b>16,635.00</b>
<b>ADMINISTRATIVE COSTS</b>									
Management Fees	434.74	435.00	0.26	0.06	4,347.40	4,350.00	2.60	0.06	5,220.00
Professional Fees	0.00	400.00	400.00	100.00	660.00	4,000.00	3,340.00	83.50	4,800.00
Website	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00
Insurance	0.00	2,362.92	2,362.92	100.00	25,602.79	23,629.20	-1,973.59	-8.35	28,355.00
Bank Charges	15.00	21.00	6.00	28.57	150.00	210.00	60.00	28.57	252.00
UOA Meetings	150.00	14.58	-135.42	-928.81	230.00	145.80	-84.20	-57.75	175.00
Legal Fees	0.00	75.00	75.00	100.00	0.00	750.00	750.00	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	31.05	35.00	3.95	11.29	143.24	350.00	206.76	59.07	420.00
Amenity Fee	331.10	355.00	23.90	6.73	3,825.16	3,550.00	-275.16	-7.75	4,260.00
<b>TOTAL ADMINISTRATIVE COSTS</b>	<b>961.89</b>	<b>3,698.50</b>	<b>2,736.61</b>	<b>73.99</b>	<b>35,343.59</b>	<b>37,650.00</b>	<b>2,306.41</b>	<b>6.13</b>	<b>45,147.00</b>
<b>TRANSFER TO RESERVES</b>									
Transfer to Capital Reserve Fund	5,150.00	5,150.00	0.00	0.00	83,969.00	51,500.00	-32,469.00	-63.05	61,800.00
Transfer to Operating Reserve Fund	450.00	450.00	0.00	0.00	4,500.00	4,500.00	0.00	0.00	5,400.00
<b>TOTAL TRANSFER TO RESERVES</b>	<b>5,600.00</b>	<b>5,600.00</b>	<b>0.00</b>	<b>0.00</b>	<b>88,469.00</b>	<b>56,000.00</b>	<b>-32,469.00</b>	<b>-57.98</b>	<b>67,200.00</b>
<b>TOTAL EXPENSES</b>	<b>11,837.61</b>	<b>15,765.42</b>	<b>3,927.81</b>	<b>24.91</b>	<b>180,371.00</b>	<b>153,914.20</b>	<b>-26,456.80</b>	<b>-17.19</b>	<b>183,624.00</b>
<b>NET INCOME</b>	<b>3,466.39</b>	<b>-463.42</b>	<b>3,929.81</b>	<b>848.00</b>	<b>-177,637.00</b>	<b>-894.20</b>	<b>-176,742.80</b>	<b>-19,765.47</b>	<b>0.00</b>
<b>ADJUSTMENTS</b>									
Association Dues Paid in Advance	0.00	0.00	0.00	N/A	42.00	0.00	42.00	N/A	0.00

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**Budget Comparison Cash Flow**

Period = Oct 2022

Book = Cash ; Tree = hca\_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	3,466.39	-463.42	3,929.81	848.00	-177,595.00	-894.20	-176,700.80	-19,760.77	0.00

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# Balance Sheet

Period = Oct 2022

Book = Cash ; Tree = hoa\_bs

	<b>Current Balance</b>
<b>ASSETS</b>	
CASH	
Operating Reserve Account	39,865.01
<b>TOTAL CASH</b>	<b>39,865.01</b>
<b>TOTAL ASSETS</b>	<b>39,865.01</b>
<b>LIABILITIES &amp; OWNERS EQUITY</b>	
OWNERS EQUITY	
Initial Funds-Operating Reserve	12,392.05
Ending Owners Equity	27,472.96
<b>TOTAL OWNERS EQUITY</b>	<b>39,865.01</b>
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<b>39,865.01</b>

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# Cash Flow Statement

Period = Oct 2022

Book = Cash ; Tree = hoa\_cf

	Period to Date	%	Year to Date	%
<b>REVENUE</b>				
<b>OTHER INCOME</b>				
Interest on Bank Accounts	10.05	0.00	50.80	0.00
Operating Reserve Funds	450.00	0.00	4,500.00	0.00
<b>TOTAL OTHER INCOME</b>	<b>460.05</b>	<b>0.00</b>	<b>4,550.80</b>	<b>0.00</b>
<b>TOTAL REVENUE</b>	<b>460.05</b>	<b>0.00</b>	<b>4,550.80</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>460.05</b>	<b>0.00</b>	<b>4,550.80</b>	<b>0.00</b>
<b>ADJUSTMENTS</b>				
Operating Reserve Account	-460.05	0.00	-4,550.80	0.00
<b>TOTAL ADJUSTMENTS</b>	<b>-460.05</b>	<b>0.00</b>	<b>-4,550.80</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	39,404.96	39,865.01	460.05
<b>Total Cash</b>	<b>39,404.96</b>	<b>39,865.01</b>	<b>460.05</b>

Year to Date	Beginning Balance	Ending Balance	Difference
Operating Reserve Account	35,314.21	39,865.01	4,550.80
<b>Total Cash</b>	<b>35,314.21</b>	<b>39,865.01</b>	<b>4,550.80</b>

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**Balance Sheet**

Period = Oct 2022

Book = Cash ; Tree = hoa\_bs

	<b>Current Balance</b>
<b>ASSETS</b>	
CASH	
Capital Reserve Account	234,038.89
<b>TOTAL CASH</b>	<b>234,038.89</b>
<b>TOTAL ASSETS</b>	
	<b>234,038.89</b>
<b>LIABILITIES &amp; OWNERS EQUITY</b>	
OWNERS EQUITY	
Initial Funds-Capital Reserve	66,578.35
Ending Owners Equity	167,460.54
<b>TOTAL OWNERS EQUITY</b>	<b>234,038.89</b>
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	
	<b>234,038.89</b>

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# Cash Flow Statement

Period = Oct 2022

Book = Cash ; Tree = hoa\_cf

	Period to Date	%	Year to Date	%
<b>REVENUE</b>				
<b>INCOME</b>				
Special Assessments	0.00	0.00	217,606.00	0.00
<b>TOTAL INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>217,606.00</b>	<b>0.00</b>
<b>OTHER INCOME</b>				
Interest on Bank Accounts	146.22	0.00	711.49	0.00
Capital Reserve Funds	5,150.00	0.00	83,969.00	0.00
<b>TOTAL OTHER INCOME</b>	<b>5,296.22</b>	<b>0.00</b>	<b>84,680.49</b>	<b>0.00</b>
<b>TOTAL REVENUE</b>	<b>5,296.22</b>	<b>0.00</b>	<b>302,286.49</b>	<b>0.00</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE COSTS</b>				
Professional Fees	1,265.00	0.00	1,265.00	0.00
<b>TOTAL ADMINISTRATIVE COSTS</b>	<b>1,265.00</b>	<b>0.00</b>	<b>1,265.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>1,265.00</b>	<b>0.00</b>	<b>1,265.00</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>4,031.22</b>	<b>0.00</b>	<b>301,021.49</b>	<b>0.00</b>
<b>ADJUSTMENTS</b>				
Capital Reserve Account	-4,031.22	0.00	-185,397.20	0.00
<b>TOTAL ADJUSTMENTS</b>	<b>-4,031.22</b>	<b>0.00</b>	<b>-185,397.20</b>	<b>0.00</b>
<b>CASH FLOW</b>	<b>0.00</b>	<b>0.00</b>	<b>115,624.29</b>	<b>0.00</b>
<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
Capital Reserve Account	230,007.67	234,038.89	4,031.22	
<b>Total Cash</b>	<b>230,007.67</b>	<b>234,038.89</b>	<b>4,031.22</b>	
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
Capital Reserve Account	48,641.69	234,038.89	185,397.20	
<b>Total Cash</b>	<b>48,641.69</b>	<b>234,038.89</b>	<b>185,397.20</b>	

