

Balance Sheet

Period = Dec 2022

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	70,202.78
TOTAL CASH	70,202.78
TOTAL ASSETS	70,202.78
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	45,526.65
TOTAL OWNERS EQUITY	70,160.78
TOTAL LIABILITIES & OWNERS EQUITY	70,202.78

Budget Comparison Cash Flow

Period = Dec 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	183,798.00	183,624.00	174.00	0.09	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	33,322.00	183,624.00	-150,302.00	-81.85	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	33,342.00	183,624.00	-150,282.00	-81.84	183,624.00
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	1,473.00	1,400.00	-73.00	-5.21	12,755.81	16,800.00	4,044.19	24.07	16,800.00
Exterminating	0.00	105.00	105.00	100.00	750.00	1,260.00	510.00	40.48	1,260.00
Building Supplies	0.00	15.00	15.00	100.00	215.21	180.00	-35.21	-19.56	180.00
TOTAL REPAIRS & MAINT - GENERAL	1,473.00	1,520.00	47.00	3.09	13,721.02	18,240.00	4,518.98	24.78	18,240.00
REPAIRS & MAINT. - CONTRACT									
Elevator Inspections	0.00	0.00	0.00	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	1,080.00	426.37	39.48	1,080.00
Elevator Telephone	85.22	85.00	-0.22	-0.26	945.79	1,020.00	74.21	7.28	1,020.00
HVAC Maintenance	0.00	70.87	70.87	100.00	850.00	850.00	0.00	0.00	850.00
HVAC Repair	0.00	15.00	15.00	100.00	0.00	180.00	180.00	100.00	180.00
Fire System Telephone	85.20	85.00	-0.20	-0.24	972.24	1,020.00	47.76	4.68	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	167.88	167.88	100.00	757.42	2,015.00	1,257.58	62.41	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	1,707.00	1,707.00	100.00	1,707.00
TOTAL REPAIRS & MAINT -CONTRACT	170.42	656.00	485.58	74.02	11,160.77	13,367.00	2,206.23	16.50	13,367.00
HOUSEKEEPING									
Cleaning Services	419.92	450.00	30.08	6.68	5,039.04	5,400.00	360.96	6.68	5,400.00
TOTAL HOUSEKEEPING	419.92	450.00	30.08	6.68	5,039.04	5,400.00	360.96	6.68	5,400.00

Budget Comparison Cash Flow

Period = Dec 2022

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
GROUND'S COSTS									
Snow Removal	0.00	299.00	299.00	100.00	1,149.00	1,799.00	650.00	36.13	1,799.00
Grounds Maintenance	1,195.00	1,166.63	-28.37	-2.43	14,313.00	14,000.00	-313.00	-2.24	14,000.00
Landscaping-Misc	0.00	103.00	103.00	100.00	1,529.00	1,236.00	-293.00	-23.71	1,236.00
Irrigation	0.00	0.00	0.00	N/A	1,094.00	600.00	-494.00	-82.33	600.00
TOTAL GROUND'S COST	1,195.00	1,568.63	373.63	23.82	18,085.00	17,635.00	-450.00	-2.55	17,635.00
UTILITIES									
Electricity	775.26	616.63	-158.63	-25.73	8,301.35	7,400.00	-901.35	-12.18	7,400.00
Natural Gas	120.12	55.00	-65.12	-118.40	645.96	660.00	14.04	2.13	660.00
Water & Sewer	753.00	714.62	-38.38	-5.37	8,874.35	8,575.00	-299.35	-3.49	8,575.00
TOTAL UTILITIES	1,648.38	1,386.25	-262.13	-18.91	17,821.66	16,635.00	-1,186.66	-7.13	16,635.00
ADMINISTRATIVE COSTS									
Management Fees	434.74	435.00	0.26	0.06	5,216.88	5,220.00	3.12	0.06	5,220.00
Professional Fees	0.00	400.00	400.00	100.00	660.00	4,800.00	4,140.00	86.25	4,800.00
Website	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00
Insurance	3,811.10	2,362.88	-1,448.22	-61.29	30,612.89	28,355.00	-2,257.89	-7.96	28,355.00
Bank Charges	15.00	21.00	6.00	28.57	180.00	252.00	72.00	28.57	252.00
UOA Meetings	0.00	14.62	14.62	100.00	230.00	175.00	-55.00	-31.43	175.00
Legal Fees	0.00	75.00	75.00	100.00	0.00	900.00	900.00	100.00	900.00
Registration & Annual Report Fees	30.00	100.00	70.00	70.00	55.00	125.00	70.00	56.00	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	32.79	35.00	2.21	6.31	206.41	420.00	213.59	50.85	420.00
Amenity Fee	331.10	355.00	23.90	6.73	4,487.36	4,260.00	-227.36	-5.34	4,260.00
TOTAL ADMINISTRATIVE COSTS	4,654.73	3,798.50	-856.23	-22.54	42,008.54	45,147.00	3,138.46	6.95	45,147.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	5,150.00	5,150.00	0.00	0.00	94,269.00	61,800.00	-32,469.00	-52.54	61,800.00
Transfer to Operating Reserve Fund	450.00	450.00	0.00	0.00	5,400.00	5,400.00	0.00	0.00	5,400.00
TOTAL TRANSFER TO RESERVES	5,600.00	5,600.00	0.00	0.00	99,669.00	67,200.00	-32,469.00	-48.32	67,200.00
TOTAL EXPENSES	15,161.45	14,979.38	-182.07	-1.22	207,505.03	183,624.00	-23,881.03	-13.01	183,624.00
NET INCOME	142.55	322.62	-180.07	-55.81	-174,163.03	0.00	-174,163.03	N/A	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 = Dec 2022

Book = Cash ; Tree = hcoa_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	142.55	322.62	-180.07	-55.81	-174,121.03	0.00	-174,121.03	N/A	0.00

Balance Sheet

Period = Dec 2022

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Reserve Account	40,785.13
TOTAL CASH	<u>40,785.13</u>
TOTAL ASSETS	<u>40,785.13</u>
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Initial Funds-Operating Reserve	12,392.05
Ending Owners Equity	28,393.08
TOTAL OWNERS EQUITY	<u>40,785.13</u>
TOTAL LIABILITIES & OWNERS EQUITY	<u>40,785.13</u>

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Cash Flow Statement

Period = Dec 2022

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	10.29	0.00	70.92	0.00
Operating Reserve Funds	450.00	0.00	5,400.00	0.00
TOTAL OTHER INCOME	460.29	0.00	5,470.92	0.00
TOTAL REVENUE	460.29	0.00	5,470.92	0.00
NET INCOME	460.29	0.00	5,470.92	0.00
ADJUSTMENTS				
Operating Reserve Account	-460.29	0.00	-5,470.92	0.00
TOTAL ADJUSTMENTS	-460.29	0.00	-5,470.92	0.00
CASH FLOW	0.00	0.00	0.00	0.00

Period to Date	Beginning Balance	Ending Balance	Difference
Operating Reserve Account	40,324.84	40,785.13	460.29
Total Cash	40,324.84	40,785.13	460.29
Year to Date	Beginning Balance	Ending Balance	Difference
Operating Reserve Account	35,314.21	40,785.13	5,470.92
Total Cash	35,314.21	40,785.13	5,470.92

50

Balance Sheet

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	Current Balance
ASSETS	
CASH	
Capital Reserve Account	111,164.67
TOTAL CASH	111,164.67
TOTAL ASSETS	111,164.67
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Initial Funds-Capital Reserve	66,578.35
Ending Owners Equity	44,586.32
TOTAL OWNERS EQUITY	111,164.67
TOTAL LIABILITIES & OWNERS EQUITY	111,164.67



Cash Flow Statement

Period = Dec 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	154.27	0.00	1,033.27	0.00
Capital Reserve Funds	5,150.00	0.00	94,269.00	0.00
TOTAL OTHER INCOME	5,304.27	0.00	95,302.27	0.00
TOTAL REVENUE	5,304.27	0.00	312,908.27	0.00
EXPENSES				
CAPITAL RESERVE EXPENSES				
Capital Rsv - Other	0.00	0.00	80,194.29	0.00
Capital Rsv - Siding	61,102.00	0.00	168,376.00	0.00
TOTAL CAPITAL RESERVE EXPENSES	61,102.00	0.00	248,570.29	0.00
ADMINISTRATIVE COSTS				
Professional Fees	550.00	0.00	1,815.00	0.00
TOTAL ADMINISTRATIVE COSTS	550.00	0.00	1,815.00	0.00
TOTAL EXPENSES	61,652.00	0.00	250,385.29	0.00
NET INCOME	-56,347.73	0.00	62,522.98	0.00
ADJUSTMENTS				
Capital Reserve Account	56,347.73	0.00	-62,522.98	0.00
TOTAL ADJUSTMENTS	56,347.73	0.00	-62,522.98	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date				
	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	167,512.40	111,164.67	-56,347.73	
Total Cash	167,512.40	111,164.67	-56,347.73	
Year to Date				
	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	48,641.69	111,164.67	62,522.98	
Total Cash	48,641.69	111,164.67	62,522.98	

56