

BC2
Balance Sheet
As of September 30, 2023

Accrual Basis

	<u>Sep 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1103 · Fifth Third	11,205.73
1117 · Edward Jones Money Market	254,132.23
1118 · Edward Jones CD's	105,524.40
1119 · Edward Jones/Lord Abbett Fund	220,470.40
1120 · Edward Jones Mutual Funds	406,071.35
1121 · Edward Jones Bonds	19,979.90
1122 · Edward Jones Vanguard S&P	69,771.99
Total Checking/Savings	<u>1,087,156.00</u>
Accounts Receivable	
1160 · Accounts Receivable	24,040.50
Total Accounts Receivable	<u>24,040.50</u>
Other Current Assets	
1170 · Allowance/Doubtful Accounts	13,196.83
Total Other Current Assets	<u>13,196.83</u>
Total Current Assets	<u>1,124,393.33</u>
TOTAL ASSETS	<u><u>1,124,393.33</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	102,403.39
Total Accounts Payable	<u>102,403.39</u>

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	<u>Sep 30, 23</u>
Other Current Liabilities	
1205 · Prepaid Assessments	5,330.32
Total Other Current Liabilities	<u>5,330.32</u>
Total Current Liabilities	<u>107,733.71</u>
Total Liabilities	107,733.71
Equity	
30000 · Opening Balance Equity	-3,545.94
3000 · Homeowners Equity	156,969.43
3001 · Capital Reserves	-130,641.26
3005 · Roof Reserve	432,103.50
3006 · Driveway Reserve	413,579.31
3010 · Paint Siding Reserve	-39,810.77
3011 · Contingency Reserve	-7,085.53
3012 · Mulching Reserve	14,999.94
32000 · Retained Earnings	159,433.29
Net Income	<u>20,657.65</u>
Total Equity	<u>1,016,659.62</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,124,393.33</u></u>

**BC2
Profit & Loss Budget Performance**

September 2023

Accrual Basis

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	18,605.17	18,605.42	-0.25	167,446.53	167,448.78	-2.25	223,265.00
4002 · Reserve Assessments	9,318.83	9,318.83	0.00	83,869.47	83,869.47	0.00	111,826.00
4001 · Recreation Assessments	14,976.00	14,976.00	0.00	134,784.00	134,784.00	0.00	179,712.00
4008 · Interest Income	1,094.17	1,619.17	-525.00	8,312.53	14,572.53	-6,260.00	19,430.00
4010 · Late Fees	450.00	166.67	283.33	3,700.00	1,500.03	2,199.97	2,000.00
4025 · Fines	0.00	166.67	-166.67	2,550.00	1,500.03	1,049.97	2,000.00
Total Income	44,444.17	44,852.76	-408.59	400,662.53	403,674.84	-3,012.31	538,233.00
Total Income	44,444.17	44,852.76	-408.59	400,662.53	403,674.84	-3,012.31	538,233.00
Expense							
Administrative Expenses							
5225 · Recording Secretary	0.00	62.25	-62.25	300.00	560.25	-260.25	747.00
5227 · Office Supplies & Expen...	0.00	29.17	-29.17	50.98	262.53	-211.55	350.00
5229 · Postage	0.00	35.33	-35.33	93.44	317.97	-224.53	424.00
5230 · Printing	0.00	20.42	-20.42	0.00	183.78	-183.78	245.00
5240 · Management Fee	1,598.00	1,661.92	-63.92	12,848.00	14,957.28	-2,109.28	19,943.00
5241 · Audit Fees	0.00	0.00	0.00	0.00	0.00	0.00	3,100.00
5242 · Legal Fees	0.00	125.00	-125.00	-138.94	1,125.00	-1,263.94	1,500.00
5245 · Bank Charges	119.32	125.00	-5.68	1,052.85	1,125.00	-72.15	1,500.00
5275 · Property Insurance	0.00	221.00	-221.00	2,795.00	1,989.00	806.00	2,652.00
5290 · Corporate Taxes	0.00	0.00	0.00	0.00	0.00	0.00	2,391.00
5291 · Bad Debt	0.00	41.67	-41.67	0.00	375.03	-375.03	500.00
Total Administrative Expenses	1,717.32	2,321.76	-604.44	17,001.33	20,895.84	-3,894.51	33,352.00
Building Maintenance							
6040 · Exterior Staining	0.00	26,952.00	-26,952.00	0.00	26,952.00	-26,952.00	26,952.00
6045 · Roof Repairs	0.00	333.33	-333.33	3,486.00	2,999.97	486.03	4,000.00
6050 · Soffits & Fascia	0.00	83.33	-83.33	0.00	749.97	-749.97	1,000.00
6055 · Siding Repairs	0.00	166.67	-166.67	1,348.00	1,500.03	-152.03	2,000.00
6060 · Gutters & Downspouts	0.00	0.00	0.00	8,412.75	12,700.00	-4,287.25	12,700.00
6065 · Wood Replacement	0.00	0.00	0.00	14,091.00	5,000.00	9,091.00	5,000.00
6090 · Lighting Repairs	0.00	208.33	-208.33	1,236.75	1,874.97	-638.22	2,500.00
6092 · Tuckpointing/Addresses	0.00	4,000.00	-4,000.00	6,614.00	4,000.00	2,614.00	4,000.00
6093 · Foundation Repairs	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
6094 · Drainage System	2,850.00	0.00	2,850.00	2,850.00	3,000.00	-150.00	3,000.00
Total Building Maintenance	2,850.00	31,743.66	-28,893.66	38,038.50	58,776.94	-20,738.44	66,152.00
Land Maintenance Expense							
6240 · Land Maintenance Servi...	7,556.25	8,056.25	-500.00	51,922.50	48,337.50	3,585.00	64,450.00
6241 · Trees, Shrubs & Bushes	0.00	0.00	0.00	6,250.00	6,000.00	250.00	6,000.00
6245 · Snow Removal Service	0.00	0.00	0.00	24,266.40	26,265.00	-1,998.60	43,775.00
Total Land Maintenance Expense	7,556.25	8,056.25	-500.00	82,438.90	80,602.50	1,836.40	114,225.00

BC2
Profit & Loss Budget Performance
September 2023

Accrual Basis

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Budget	Annual Budget
Other Community Expense							
8150 · Trash Removal	0.00	0.00	0.00	23,872.68	24,724.50	-851.82	32,966.00
6340 · Recreation Association	14,976.00	14,976.00	0.00	134,784.00	134,784.00	0.00	179,712.00
Total Other Community Expense	14,976.00	14,976.00	0.00	158,656.68	159,508.50	-851.82	212,678.00
Reserve Funding							
5278 · Reserve Contribution	9,318.83	9,318.83	0.00	83,869.47	83,869.47	0.00	111,826.00
Total Reserve Funding	9,318.83	9,318.83	0.00	83,869.47	83,869.47	0.00	111,826.00
Total Expense	36,418.40	66,416.50	-29,998.10	380,004.88	403,653.25	-23,648.37	538,233.00
Net Income	8,025.77	-21,563.74	29,589.51	20,657.65	21.59	20,636.06	0.00