

BC2
Balance Sheet

As of December 31, 2022

Accrual Basis

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1103 · Fifth Third	11,060.82
1117 · Edward Jones Money Market	85,900.26
1118 · Edward Jones CD's	180,707.85
1119 · Edward Jones/Lord Abbett Fund	215,618.40
1120 · Edward Jones Mutual Funds	398,320.38
1121 · Edward Jones Bonds	82,005.03
Total Checking/Savings	973,612.74
Accounts Receivable	
1160 · Accounts Receivable	19,565.46
Total Accounts Receivable	19,565.46
Other Current Assets	
1170 · Allowance/Doubtful Accounts	13,196.83
Total Other Current Assets	13,196.83
Total Current Assets	1,006,375.03
TOTAL ASSETS	1,006,375.03
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	33,131.43
Total Accounts Payable	33,131.43

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Balance Sheet

As of December 31, 2022

Accrual Basis

	Dec 31, 22
Other Current Liabilities	
1205 · Prepaid Assessments	10,471.28
Total Other Current Liabilities	10,471.28
Total Current Liabilities	43,602.71
Total Liabilities	43,602.71
Equity	
30000 · Opening Balance Equity	-3,545.94
3000 · Homeowners Equity	135,743.08
3001 · Capital Reserves	-108,494.26
3005 · Roof Reserve	402,838.56
3006 · Driveway Reserve	388,304.34
3010 · Paint Siding Reserve	-16,241.92
3011 · Contingency Reserve	6,113.00
32000 · Retained Earnings	156,235.17
Net Income	1,820.29
Total Equity	962,772.32
TOTAL LIABILITIES & EQUITY	1,006,375.03

BC2
Profit & Loss Budget Performance

Accrual Basis

December 2022

	Dec 22	Budget	\$ Over Budget	Jan - Dec 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	19,756.25	19,756.17	0.08	237,075.00	237,074.00	1.00	237,074.00
4002 · Reserve Assessments	7,387.75	7,387.75	0.00	88,653.00	88,653.00	0.00	88,653.00
4001 · Recreation Assessments	14,196.00	14,196.00	0.00	170,352.00	170,352.00	0.00	170,352.00
4008 · Interest Income	2,424.03	1,586.67	837.36	7,257.15	19,040.00	-11,782.85	19,040.00
4010 · Late Fees	400.00	166.67	233.33	3,220.00	2,000.00	1,220.00	2,000.00
4025 · Fines	100.00	166.67	-66.67	3,850.00	2,000.00	1,850.00	2,000.00
Total Income	44,264.03	43,259.93	1,004.10	510,407.15	519,119.00	-8,711.85	519,119.00
Total Income	44,264.03	43,259.93	1,004.10	510,407.15	519,119.00	-8,711.85	519,119.00
Expense							
Administrative Expenses							
5225 · Recording Secretary	0.00	63.75	-63.75	525.00	765.00	-240.00	765.00
5227 · Office Supplies & Expen...	0.00	12.50	-12.50	315.04	150.00	165.04	150.00
5229 · Postage	0.00	23.58	-23.58	502.68	283.00	219.68	283.00
5230 · Printing	0.00	20.42	-20.42	148.50	245.00	-96.50	245.00
5240 · Management Fee	1,598.00	1,661.92	-63.92	19,176.00	19,943.00	-767.00	19,943.00
5241 · Audit Fees	0.00	3,100.00	-3,100.00	0.00	3,100.00	-3,100.00	3,100.00
5242 · Legal Fees	0.00	125.00	-125.00	2,828.55	1,500.00	1,328.55	1,500.00
5245 · Bank Charges	122.26	206.92	-84.66	1,059.12	2,483.00	-1,423.88	2,483.00
5275 · Property Insurance	0.00	211.42	-211.42	1,973.00	2,537.00	-564.00	2,537.00
5290 · Corporate Taxes	0.00	0.00	0.00	0.00	1,641.00	-1,641.00	1,641.00
5291 · Bad Debt	0.00	41.67	-41.67	0.00	500.00	-500.00	500.00
Total Administrative Expenses	1,720.26	5,467.18	-3,746.92	26,527.89	33,147.00	-6,619.11	33,147.00
Building Maintenance							
6040 · Exterior Staining	225.00	0.00	225.00	600.00	25,200.00	-24,600.00	25,200.00
6045 · Roof Repairs	0.00	250.00	-250.00	4,414.75	3,000.00	1,414.75	3,000.00
6050 · Soffits & Fascia	0.00	83.33	-83.33	229.75	1,000.00	-770.25	1,000.00
6055 · Siding Repairs	0.00	166.67	-166.67	1,410.75	2,000.00	-589.25	2,000.00
6060 · Gutters & Downspouts	0.00	0.00	0.00	14,084.50	12,500.00	1,584.50	12,500.00
6065 · Wood Replacement	1,861.25	0.00	1,861.25	10,984.79	4,000.00	6,984.79	4,000.00
6066 · Concrete Repairs	0.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,000.00
6090 · Lighting Repairs	0.00	0.00	0.00	3,102.50	2,000.00	1,102.50	2,000.00
6092 · Tuckpointing/Addresses	2,030.53	0.00	2,030.53	16,775.78	4,000.00	12,775.78	4,000.00
6093 · Foundation Repairs	0.00	483.33	-483.33	0.00	5,800.00	-5,800.00	5,800.00
6094 · Drainage System	0.00	250.00	-250.00	0.00	3,000.00	-3,000.00	3,000.00
Total Building Maintenance	4,116.78	1,233.33	2,883.45	51,602.82	63,500.00	-11,897.18	63,500.00

BC2
Profit & Loss Budget Performance

December 2022

Accrual Basis

	Dec 22	Budget	\$ Over Budget	Jan - Dec 22	YTD Budget	\$ Over Budget	Annual Budget
Land Maintenance Expense							
6240 · Land Maintenance Servi...	0.00	0.00	0.00	92,294.50	86,209.00	6,085.50	86,209.00
6241 · Trees, Shrubs & Bushes	1,250.00	0.00	1,250.00	7,650.00	5,830.00	1,820.00	5,830.00
6245 · Snow Removal Service	8,088.80	8,088.80	0.00	40,444.00	40,444.00	0.00	40,444.00
Total Land Maintenance Expense	9,338.80	8,088.80	1,250.00	140,388.50	132,483.00	7,905.50	132,483.00
Other Community Expense							
8150 · Trash Removal	0.00	2,582.00	-2,582.00	31,062.65	30,984.00	78.65	30,984.00
6340 · Recreation Association	14,196.00	14,196.00	0.00	170,352.00	170,352.00	0.00	170,352.00
Total Other Community Expense	14,196.00	16,778.00	-2,582.00	201,414.65	201,336.00	78.65	201,336.00
Reserve Funding							
5278 · Reserve Contribution	7,387.75	7,387.75	0.00	88,653.00	88,653.00	0.00	88,653.00
Total Reserve Funding	7,387.75	7,387.75	0.00	88,653.00	88,653.00	0.00	88,653.00
Total Expense	36,759.59	38,955.06	-2,195.47	508,586.86	519,119.00	-10,532.14	519,119.00
Net Income	7,504.44	4,304.87	3,199.57	1,820.29	0.00	1,820.29	0.00