

Balance Sheet

As of January 31, 2023

Accrual Basis

	<u>Jan 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1103 · Fifth Third	5,183.63
1117 · Edward Jones Money Market	93,459.59
1118 · Edward Jones CD's	180,902.10
1119 · Edward Jones/Lord Abbett Fund	218,029.13
1120 · Edward Jones Mutual Funds	415,508.53
1121 · Edward Jones Bonds	20,106.50
1122 · Edward Jones Vanguard S&P	65,724.23
Total Checking/Savings	<u>998,913.71</u>
Accounts Receivable	
1160 · Accounts Receivable	21,382.50
Total Accounts Receivable	<u>21,382.50</u>
Other Current Assets	
1170 · Allowance/Doubtful Accounts	13,196.83
Total Other Current Assets	<u>13,196.83</u>
Total Current Assets	<u>1,033,493.04</u>
TOTAL ASSETS	<u><u>1,033,493.04</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	22,724.51
Total Accounts Payable	<u>22,724.51</u>

Balance Sheet
As of January 31, 2023

Accrual Basis

	Jan 31, 23
Other Current Liabilities	
1205 · Prepaid Assessments	12,717.32
Total Other Current Liabilities	12,717.32
Total Current Liabilities	35,441.83
Total Liabilities	35,441.83
Equity	
30000 · Opening Balance Equity	-3,545.94
3000 · Homeowners Equity	159,361.91
3001 · Capital Reserves	-107,544.26
3005 · Roof Reserve	406,090.22
3006 · Driveway Reserve	391,112.67
3010 · Paint Siding Reserve	-15,749.57
3011 · Contingency Reserve	7,212.83
3012 · Mulching Reserve	1,666.66
32000 · Retained Earnings	158,055.46
Net Income	1,391.23
Total Equity	998,051.21
TOTAL LIABILITIES & EQUITY	1,033,493.04

Profit & Loss Budget Performance

January 2023

Accrual Basis

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	18,605.17	18,605.42	-0.25	18,605.17	18,605.42	-0.25	223,265.00
4002 · Reserve Assessments	9,318.83	9,318.83	0.00	9,318.83	9,318.83	0.00	111,826.00
4001 · Recreation Assessments	14,976.00	14,976.00	0.00	14,976.00	14,976.00	0.00	179,712.00
4008 · Interest Income	171.58	1,619.17	-1,447.59	171.58	1,619.17	-1,447.59	19,430.00
4010 · Late Fees	300.00	166.67	133.33	300.00	166.67	133.33	2,000.00
4025 · Fines	0.00	166.67	-166.67	0.00	166.67	-166.67	2,000.00
Total Income	43,371.58	44,852.76	-1,481.18	43,371.58	44,852.76	-1,481.18	538,233.00
Total Income	43,371.58	44,852.76	-1,481.18	43,371.58	44,852.76	-1,481.18	538,233.00
Expense							
Administrative Expenses							
5225 · Recording Secretary	75.00	62.25	12.75	75.00	62.25	12.75	747.00
5227 · Office Supplies & Expen...	0.00	29.17	-29.17	0.00	29.17	-29.17	350.00
5229 · Postage	1.38	35.33	-33.95	1.38	35.33	-33.95	424.00
5230 · Printing	0.00	20.42	-20.42	0.00	20.42	-20.42	245.00
5240 · Management Fee	1,598.00	1,661.92	-63.92	1,598.00	1,661.92	-63.92	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	0.00	125.00	-125.00	1,500.00
5245 · Bank Charges	102.06	125.00	-22.94	102.06	125.00	-22.94	1,500.00
5275 · Property Insurance	0.00	221.00	-221.00	0.00	221.00	-221.00	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	41.67	-41.67	500.00
Total Administrative Expenses	1,776.44	2,321.76	-545.32	1,776.44	2,321.76	-545.32	33,352.00
Building Maintenance							
6040 · Exterior Staining	0.00	0.00	0.00	0.00	0.00	0.00	26,952.00
6045 · Roof Repairs	0.00	333.33	-333.33	0.00	333.33	-333.33	4,000.00
6050 · Soffits & Fascia	0.00	83.33	-83.33	0.00	83.33	-83.33	1,000.00
6055 · Siding Repairs	0.00	166.67	-166.67	0.00	166.67	-166.67	2,000.00
6060 · Gutters & Downspouts	0.00	0.00	0.00	0.00	0.00	0.00	12,700.00
6065 · Wood Replacement	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
6090 · Lighting Repairs	0.00	208.33	-208.33	0.00	208.33	-208.33	2,500.00
6092 · Tuckpointing/Addresses	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
6093 · Foundation Repairs	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
6094 · Drainage System	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Total Building Maintenance	0.00	791.66	-791.66	0.00	791.66	-791.66	66,152.00
Land Maintenance Expense							
6240 · Land Maintenance Servi...	0.00	0.00	0.00	0.00	0.00	0.00	64,450.00
6241 · Trees, Shrubs & Bushes	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
6245 · Snow Removal Service	8,088.80	8,755.00	-666.20	8,088.80	8,755.00	-666.20	43,775.00
Total Land Maintenance Expense	8,088.80	8,755.00	-666.20	8,088.80	8,755.00	-666.20	114,225.00

Profit & Loss Budget Performance

January 2023

Accrual Basis

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
Other Community Expense							
8150 · Trash Removal	7,820.28	8,241.50	-421.22	7,820.28	8,241.50	-421.22	32,966.00
6340 · Recreation Association	14,976.00	14,976.00	0.00	14,976.00	14,976.00	0.00	179,712.00
Total Other Community Expense	22,796.28	23,217.50	-421.22	22,796.28	23,217.50	-421.22	212,678.00
Reserve Funding							
5278 · Reserve Contribution	9,318.83	9,318.83	0.00	9,318.83	9,318.83	0.00	111,826.00
Total Reserve Funding	9,318.83	9,318.83	0.00	9,318.83	9,318.83	0.00	111,826.00
Total Expense	41,980.35	44,404.75	-2,424.40	41,980.35	44,404.75	-2,424.40	538,233.00
Net Income	1,391.23	448.01	943.22	1,391.23	448.01	943.22	0.00