

BC2
Balance Sheet
As of October 31, 2022

Accrual Basis

	<u>Oct 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
1103 · Fifth Third	10,749.89
1117 · Edward Jones Money Market	94,924.27
1118 · Edward Jones CD's	179,945.40
1119 · Edward Jones/Lord Abbett Fund	212,554.18
1120 · Edward Jones Mutual Funds	389,293.70
1121 · Edward Jones Bonds	82,741.06
Total Checking/Savings	<u>970,208.50</u>
Accounts Receivable	
1160 · Accounts Receivable	18,340.50
Total Accounts Receivable	<u>18,340.50</u>
Other Current Assets	
1170 · Allowance/Doubtful Accounts	13,196.83
Total Other Current Assets	<u>13,196.83</u>
Total Current Assets	<u>1,001,745.83</u>
TOTAL ASSETS	<u><u>1,001,745.83</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	61,393.80
Total Accounts Payable	<u>61,393.80</u>

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As of October 31, 2022

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	<u>Oct 31, 22</u>
Other Current Liabilities	
1205 · Prepaid Assessments	9,972.32
Total Other Current Liabilities	<u>9,972.32</u>
Total Current Liabilities	<u>71,366.12</u>
Total Liabilities	71,366.12
Equity	
30000 · Opening Balance Equity	-3,545.94
3000 · Homeowners Equity	116,404.01
3001 · Capital Reserves	-91,375.26
3005 · Roof Reserve	396,926.40
3006 · Driveway Reserve	382,687.68
3010 · Paint Siding Reserve	-17,226.60
3011 · Contingency Reserve	3,851.00
32000 · Retained Earnings	156,235.17
Net Income	-13,576.75
Total Equity	<u>930,379.71</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,001,745.83</u></u>

**BC2
Profit & Loss Budget Performance**

October 2022

Accrual Basis

	Oct 22	Budget	\$ Over Budget	Jan - Oct 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
4000 · Assessment Income	19,756.25	19,756.17	0.08	197,562.50	197,561.66	0.84	237,074.00
4002 · Reserve Assessments	7,387.75	7,387.75	0.00	73,877.50	73,877.50	0.00	88,653.00
4001 · Recreation Assessments	14,196.00	14,196.00	0.00	141,960.00	141,960.00	0.00	170,352.00
4008 · Interest Income	158.06	1,586.67	-1,428.61	4,606.66	15,866.66	-11,260.00	19,040.00
4010 · Late Fees	350.00	166.67	183.33	2,420.00	1,666.66	753.34	2,000.00
4025 · Fines	0.00	166.67	-166.67	3,550.00	1,666.66	1,883.34	2,000.00
Total Income	41,848.06	43,259.93	-1,411.87	423,976.66	432,599.14	-8,622.48	519,119.00
Total Income	41,848.06	43,259.93	-1,411.87	423,976.66	432,599.14	-8,622.48	519,119.00
Expense							
Administrative Expenses							
5225 · Recording Secretary	0.00	63.75	-63.75	525.00	637.50	-112.50	765.00
5227 · Office Supplies & Expen...	0.00	12.50	-12.50	315.04	125.00	190.04	150.00
5229 · Postage	0.00	23.58	-23.58	205.93	235.84	-29.91	283.00
5230 · Printing	0.00	20.42	-20.42	33.85	204.16	-170.31	245.00
5240 · Management Fee	1,598.00	1,661.92	-63.92	15,980.00	16,619.16	-639.16	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	2,828.55	1,250.00	1,578.55	1,500.00
5245 · Bank Charges	94.80	206.92	-112.12	834.74	2,069.16	-1,234.42	2,483.00
5275 · Property Insurance	0.00	211.42	-211.42	1,973.00	2,114.16	-141.16	2,537.00
5290 · Corporate Taxes	0.00	1,641.00	-1,641.00	0.00	1,641.00	-1,641.00	1,641.00
5291 · Bad Debt	0.00	41.67	-41.67	0.00	416.66	-416.66	500.00
Total Administrative Expenses	1,692.80	4,008.18	-2,315.38	22,696.11	25,312.64	-2,616.53	33,147.00
Building Maintenance							
6040 · Exterior Staining	0.00	0.00	0.00	375.00	25,200.00	-24,825.00	25,200.00
6045 · Roof Repairs	0.00	250.00	-250.00	3,733.50	2,500.00	1,233.50	3,000.00
6050 · Soffits & Fascia	0.00	83.33	-83.33	229.75	833.34	-603.59	1,000.00
6055 · Siding Repairs	0.00	166.67	-166.67	1,338.75	1,666.66	-327.91	2,000.00
6060 · Gutters & Downspouts	667.25	0.00	667.25	13,304.75	12,500.00	804.75	12,500.00
6065 · Wood Replacement	0.00	0.00	0.00	8,246.75	4,000.00	4,246.75	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	678.00	0.00	678.00	3,022.50	2,000.00	1,022.50	2,000.00
6092 · Tuckpointing/Addresses	1,053.50	0.00	1,053.50	14,745.25	4,000.00	10,745.25	4,000.00
6093 · Foundation Repairs	0.00	483.33	-483.33	0.00	4,833.34	-4,833.34	5,800.00
6094 · Drainage System	0.00	250.00	-250.00	0.00	2,500.00	-2,500.00	3,000.00
Total Building Maintenance	2,398.75	1,233.33	1,165.42	44,996.25	61,033.34	-16,037.09	63,500.00

**BC2
Profit & Loss Budget Performance**

October 2022

Accrual Basis

	<u>Oct 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Land Maintenance Expense							
6240 · Land Maintenance Servi...	11,085.00	0.00	11,085.00	92,294.50	86,209.00	6,085.50	86,209.00
6241 · Trees, Shrubs & Bushes	0.00	0.00	0.00	6,400.00	5,830.00	570.00	5,830.00
6245 · Snow Removal Service	0.00	0.00	0.00	24,266.40	24,266.40	0.00	40,444.00
Total Land Maintenance Expense	11,085.00	0.00	11,085.00	122,960.90	116,305.40	6,655.50	132,483.00
Other Community Expense							
8150 · Trash Removal	7,820.28	2,582.00	5,238.28	31,062.65	25,820.00	5,242.65	30,984.00
6340 · Recreation Association	14,196.00	14,196.00	0.00	141,960.00	141,960.00	0.00	170,352.00
Total Other Community Expense	22,016.28	16,778.00	5,238.28	173,022.65	167,780.00	5,242.65	201,336.00
Reserve Funding							
5278 · Reserve Contribution	7,387.75	7,387.75	0.00	73,877.50	73,877.50	0.00	88,653.00
Total Reserve Funding	7,387.75	7,387.75	0.00	73,877.50	73,877.50	0.00	88,653.00
Total Expense	44,580.58	29,407.26	15,173.32	437,553.41	444,308.88	-6,755.47	519,119.00
Net Income	-2,732.52	13,852.67	-16,585.19	-13,576.75	-11,709.74	-1,867.01	0.00