

**Balance Sheet - Operating**

CHANDLER WOODS MASTER OWNERS ASSOCIATION

End Date: 12/31/2023

Date: 1/25/2024

Time: 3:13 pm

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Assets

Current Assets

10-1000-00 Cash - Operating	\$22,736.15
10-1002-00 Cash - Capital Reserve/Money Market	29,550.06

Total Current Assets:		\$52,286.21
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Total Assets:**\$52,286.21****Liabilities & Equity**

Liabilities

20-2000-00 Prepaid Dues	2,628.00
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Total Liabilities:		\$2,628.00
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Owners Equity

25-2599-00 Retained Earnings	26,232.36
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Total Owners Equity:		\$26,232.36
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Net Income Gain / Loss	23,425.85
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\$23,425.85

Total Liabilities & Equity:**\$52,286.21**

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Income							
3020-00 Homeowners Dues	\$960.00	\$5,200.00	(\$4,240.00)	\$66,764.79	\$62,400.00	\$4,364.79	\$62,400.00
3080-00 Returned Check Fee	-	-	-	25.00	-	25.00	-
3150-01 Interest Inc (Reserve)	50.15	-	50.15	387.06	-	387.06	-
3190-00 Owner Fines/Maint. Charge	-	-	-	150.00	-	150.00	-
3220-01 Transfer From Operating (To Reserves)	-	-	-	6,783.00	-	6,783.00	-
3240-00 Attorney Fees	-	-	-	147.06	-	147.06	-
3241-00 Bank Account Balance Transfer	-	-	-	(1,000.00)	-	(1,000.00)	-
3250-00 Late Fee	100.00	-	100.00	1,260.00	-	1,260.00	-
3290-00 Misc. Charge	-	-	-	777.54	-	777.54	-
Total Income	\$1,110.15	\$5,200.00	(\$4,089.85)	\$75,294.45	\$62,400.00	\$12,894.45	\$62,400.00
Total OPERATING INCOME	\$1,110.15	\$5,200.00	(\$4,089.85)	\$75,294.45	\$62,400.00	\$12,894.45	\$62,400.00
OPERATING EXPENSE							
Administration							
4000-00 Accounting/ IRS Tax Prep	-	30.00	30.00	350.00	250.00	(100.00)	250.00
4001-00 Admin/Printing/Postage	-	56.00	56.00	484.95	650.00	165.05	650.00
4002-00 Capital Reserve Transfer	-	568.00	568.00	6,783.00	6,783.00	-	6,783.00
4004-00 Collection Cost	-	24.00	24.00	782.44	200.00	(582.44)	200.00
4007-00 Meeting Expense	-	102.00	102.00	-	1,125.00	1,125.00	1,125.00
4010-00 Taxes	-	-	-	104.91	-	(104.91)	-
4012-00 Management Fee	806.00	806.00	-	9,672.00	9,672.00	-	9,672.00
Total Administration	\$806.00	\$1,586.00	\$780.00	\$18,177.30	\$18,680.00	\$502.70	\$18,680.00
Maintenance/Repair							
4111-00 Playground Equipment	-	87.00	87.00	-	1,000.00	1,000.00	1,000.00
4118-00 Repairs & Maintenance	-	-	-	135.00	-	(135.00)	-
4123-00 Sign Maintenance	-	12.00	12.00	-	100.00	100.00	100.00
Total Maintenance/Repair	\$-	\$99.00	\$99.00	\$135.00	\$1,100.00	\$965.00	\$1,100.00
Landscaping							
4200-00 Grounds Improvements	-	174.00	174.00	6,639.93	2,000.00	(4,639.93)	2,000.00
4201-00 Grounds Maintenance	850.00	1,100.00	250.00	12,124.00	13,200.00	1,076.00	13,200.00
4203-00 Mulch & Pine Straw	-	837.00	837.00	-	10,000.00	10,000.00	10,000.00
4204-00 Community Garden	-	62.50	62.50	73.60	750.00	676.40	750.00
4205-00 Snow Removal/Ice Walks	-	87.00	87.00	-	1,000.00	1,000.00	1,000.00
4206-00 Stormwater	485.00	485.00	-	7,095.00	5,820.00	(1,275.00)	5,820.00
Pond/Maintenance/Inspection							
Total Landscaping	\$1,335.00	\$2,745.50	\$1,410.50	\$25,932.53	\$32,770.00	\$6,837.47	\$32,770.00
Utilities							
4300-00 Electricity	444.38	500.00	55.62	5,497.24	6,000.00	502.76	6,000.00
4304-00 Water	-	87.00	87.00	666.53	1,000.00	333.47	1,000.00
Total Utilities	\$444.38	\$587.00	\$142.62	\$6,163.77	\$7,000.00	\$836.23	\$7,000.00
Misc.							
4400-00 Community Social/Decor	-	49.00	49.00	-	500.00	500.00	500.00
4403-00 Community Garden Deposit Refund	-	-	-	100.00	-	(100.00)	-
4404-00 Insurance	1,360.00	156.00	(1,204.00)	1,360.00	1,850.00	490.00	1,850.00
4406-00 Miscellaneous	-	49.00	49.00	-	500.00	500.00	500.00
Total Misc.	\$1,360.00	\$254.00	(\$1,106.00)	\$1,460.00	\$2,850.00	\$1,390.00	\$2,850.00
Total OPERATING EXPENSE	\$3,945.38	\$5,271.50	\$1,326.12	\$51,868.60	\$62,400.00	\$10,531.40	\$62,400.00
Net Income:	(\$2,835.23)	(\$71.50)	(\$2,763.73)	\$23,425.85	\$0.00	\$23,425.85	\$0.00