

**Old Mill Village Homeowners Association**  
**Statement of Assets, Liabilities & Equity - Income Tax Basis**  
**January 31, 2022**

**ASSETS**

<b>Current Assets</b>		
Checking - Huntington 3235	\$	5,938.35
Savings Acct - Huntington 3824		18,725.02
Oppenheimer Corporate Bond		5,651.26
Oppenheimer Global Strategic		5,871.05
Oppenheimer Limited Term Muni		5,720.34
Oppenheimer Rising Dividends		8,803.45
Oppenheimer Rochester Muni		5,128.65
Oppenheimer Senior Floating		6,117.85
Oppenheimer Money Market		1,631.25
Oppenheimer Market Adjustment		2,337.76
Petty Cash		500.00
		<u>66,424.98</u>
<b>Total Current Assets</b>		<b>66,424.98</b>
<b>Property and Equipment</b>		
Furniture and Fixtures		2,402.88
Equipment		1,100.00
Building Improvements		4,450.00
Accum. Depreciation-Furniture		(2,402.88)
Accum. Depreciation-Equipment		(1,100.00)
Accum. Depreciation-Bldg Imp		(4,450.00)
		<u>0.00</u>
<b>Total Property and Equipment</b>		<b>0.00</b>
		<u>66,424.98</u>
<b>Total Assets</b>	<b>\$</b>	<b><u><u>66,424.98</u></u></b>

**LIABILITIES AND EQUITY**

<b>Current Liabilities</b>		
BWC	\$	114.63
Security Deposits		2,000.00
Security Deposits Refunds		(750.00)
		<u>1,364.63</u>
<b>Total Current Liabilities</b>		<b>1,364.63</b>
<b>Long-Term Liabilities</b>		
		<u>0.00</u>
<b>Total Long-Term Liabilities</b>		<b>0.00</b>
<b>Total Liabilities</b>		<b>1,364.63</b>
<b>Equity</b>		
Investments Market Adjustment		29,868.25
Retained Earnings		50,299.02
Net Income		(15,106.92)
		<u>65,060.35</u>
<b>Total Equity</b>		<b>65,060.35</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$</b>	<b><u><u>66,424.98</u></u></b>

Old Mill Village Homeowners Association  
Income Statement - 12 Periods  
For March 1, 2021 through February 28, 2022

	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	YTD
<b>Revenues</b>													
Assessment Income	\$ 685.00	69,426.03	30,188.44	5,071.33	4,436.56	885.81	750.00	50.00	661.42	0.00	0.00	0.00	\$ 112,154.59
Assessments Legal Fees	0.00	0.00	80.00	0.00	0.00	0.00	87.87	0.00	0.00	0.00	0.01	0.00	\$ 167.88
Assessment Int & Late Fees	(285.00)	483.65	66.56	1,800.00	44.44	89.19	96.76	127.92	9.01	100.00	0.02	0.00	\$ 2,532.55
Clubhouse Rental - Residents	0.00	0.00	0.00	0.00	1,600.00	0.00	0.00	200.00	200.00	(350.00)	(700.00)	0.00	\$ 950.00
Clubhouse Rental- Nonresidents	0.00	0.00	0.00	0.00	1,400.00	400.00	1,200.00	600.00	2,400.00	1,200.00	1,100.00	0.00	\$ 8,300.00
Vending Income	0.00	0.00	0.00	0.00	0.00	0.00	92.00	0.00	0.00	0.00	0.00	0.00	\$ 92.00
Pool Income	0.00	0.00	0.00	70.00	40.00	0.00	484.00	0.00	0.00	0.00	0.00	0.00	\$ 594.00
Sports Keys	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00	0.00	0.00	0.00	\$ 90.00
Refunds	0.00	0.00	0.00	0.00	124.34	0.00	0.00	0.00	(150.00)	50.00	0.00	0.00	\$ 24.34
Investment Income- Dividends	76.19	0.00	0.00	0.00	0.00	0.00	398.62	0.00	0.00	1,555.85	0.00	0.00	\$ 2,030.66
Interest Income	3.77	0.00	0.00	4.73	0.00	0.00	3.70	0.00	0.00	0.62	0.00	0.00	\$ 12.82
<b>Total Revenues</b>	<b>479.96</b>	<b>69,909.68</b>	<b>30,335.00</b>	<b>6,946.06</b>	<b>7,645.34</b>	<b>1,375.00</b>	<b>3,112.95</b>	<b>977.92</b>	<b>3,210.43</b>	<b>2,556.47</b>	<b>400.03</b>	<b>0.00</b>	<b>\$ 126,948.84</b>
<b>Cost of Sales</b>													
<b>Total Cost of Sales</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$ 0.00</b>
<b>Gross Profit</b>	<b>479.96</b>	<b>69,909.68</b>	<b>30,335.00</b>	<b>6,946.06</b>	<b>7,645.34</b>	<b>1,375.00</b>	<b>3,112.95</b>	<b>977.92</b>	<b>3,210.43</b>	<b>2,556.47</b>	<b>400.03</b>	<b>0.00</b>	<b>\$ 126,948.84</b>
<b>Expenses</b>													
Clubhouse Costs	0.00	0.00	424.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ 424.74
Community Property Repairs	6,000.00	9,700.00	127.88	0.00	0.00	0.00	0.00	0.00	80.00	0.00	0.00	0.00	\$ 15,907.88
Clubhouse Cleaning	0.00	0.00	0.00	0.00	0.00	400.00	200.00	400.00	0.00	600.00	400.00	0.00	\$ 2,000.00
Clubhouse Supplies	0.00	0.00	0.00	0.00	0.00	300.52	0.00	53.80	0.00	130.34	92.42	0.00	\$ 577.08
Clubhouse Manager Commission	0.00	0.00	0.00	0.00	0.00	90.00	60.00	120.00	0.00	180.00	105.00	0.00	\$ 555.00
Clubhouse Repairs/Maintenance	0.00	0.00	442.01	318.34	0.00	133.44	0.00	0.00	0.00	0.00	181.33	0.00	\$ 1,075.12
Officers and Manager Stipend	0.00	0.00	0.00	323.22	0.00	0.00	0.00	0.00	0.00	2,100.00	0.00	0.00	\$ 2,423.22
Pool Manager Salary	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	\$ 4,000.00
Pool Wages	0.00	0.00	0.00	4,999.88	5,158.75	4,873.00	1,790.75	0.00	0.00	0.00	0.00	0.00	\$ 16,822.38
Payroll Tax	0.00	0.00	0.00	528.44	557.39	531.49	252.55	0.00	0.00	14.57	0.00	0.00	\$ 1,884.44
Bureau of Workers Compensation	0.00	0.00	0.00	25.95	313.91	31.10	10.66	0.00	75.00	(5.00)	0.00	0.00	\$ 451.62
Pool Supplies and Maintenance	0.00	0.00	9,493.75	2,795.38	633.96	812.10	2,184.86	130.88	1,029.92	0.00	150.00	0.00	\$ 17,230.85
Pool License Fee	0.00	930.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ 930.00
Lifeguard Uniforms	0.00	0.00	0.00	0.00	0.00	104.23	0.00	0.00	0.00	0.00	0.00	0.00	\$ 104.23
Accounting Fees	450.00	450.00	450.00	450.00	477.90	454.95	450.00	450.00	450.00	450.00	450.00	0.00	\$ 4,982.85
Advertising	0.00	0.00	60.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ 60.32
Bank Service Fees	0.00	0.00	0.00	9.94	14.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ 24.62
Insurance Expense	0.00	0.00	3,810.00	0.00	0.00	0.00	0.00	1,554.00	0.00	0.00	0.00	0.00	\$ 5,364.00
Legal Fees	1,111.20	0.00	540.68	199.87	0.00	921.90	0.00	1,529.02	0.00	112.00	0.00	0.00	\$ 4,414.67
Office Supplies	192.02	18.80	80.00	0.00	0.00	0.00	0.00	199.39	0.00	0.00	0.00	0.00	\$ 490.21
Postage	4.95	181.80	20.35	6.60	146.00	11.00	13.44	16.24	2.32	3.48	11.02	0.00	\$ 417.20
Printing	0.00	0.00	70.50	0.00	0.00	0.00	0.00	168.16	0.00	0.00	0.00	0.00	\$ 238.66
Utility - Electric	93.87	117.94	0.00	255.44	640.88	759.13	672.80	466.65	273.05	126.17	124.16	0.00	\$ 3,530.09
Utility - Cable	140.29	0.00	280.58	140.29	140.29	144.29	144.29	144.30	0.00	144.30	288.60	0.00	\$ 1,567.23
Utility - Gas	308.44	103.65	80.96	288.36	293.01	258.28	65.60	40.28	0.00	69.94	326.35	0.00	\$ 1,834.87
Utilities - Refuse/Storm Water	0.00	386.10	0.00	0.00	463.30	0.00	0.00	386.10	0.00	0.00	386.10	0.00	\$ 1,621.60
Utility - Sewer	0.00	100.43	60.50	100.43	0.00	100.43	0.00	100.43	0.00	100.43	0.00	0.00	\$ 562.65
Utility - Water	9.20	9.20	9.20	560.17	525.81	182.21	195.95	37.90	17.28	13.24	24.15	0.00	\$ 1,584.31
Real Estate Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ 0.00
Property Maintenance	5,707.45	7,569.45	5,139.87	3,998.14	6,522.33	7,994.35	7,483.95	1,212.95	2,066.95	1,212.95	1,212.95	0.00	\$ 50,121.34
Special Events	0.00	0.00	0.00	0.00	0.00	0.00	0.00	124.44	0.00	980.11	0.00	0.00	\$ 1,104.55
Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	\$ 150.00
<b>Total Expenses</b>	<b>14,017.42</b>	<b>19,567.37</b>	<b>21,091.34</b>	<b>16,000.45</b>	<b>16,888.21</b>	<b>19,102.42</b>	<b>14,524.85</b>	<b>7,134.54</b>	<b>3,994.52</b>	<b>6,382.53</b>	<b>3,752.08</b>	<b>0.00</b>	<b>\$ 142,455.73</b>
<b>Net Income</b>	<b>(\$ 13,537.46)</b>	<b>50,342.31</b>	<b>9,243.66</b>	<b>(9,054.39)</b>	<b>(9,242.87)</b>	<b>(17,727.42)</b>	<b>(11,411.90)</b>	<b>(6,156.62)</b>	<b>(784.09)</b>	<b>(3,826.06)</b>	<b>(3,352.05)</b>	<b>0.00</b>	<b>(\$ 15,506.89)</b>

**PRELIMINARY ONLY — Old Mill Village Homeowners Association  
Statement of Revenue and Expenses - Income Tax Basis  
For Period Ending January 31, 2022**

	Year to Date	Year Ending	Proposed \$325	Proposed \$375
	Jan 2022 Actual	2/28/2022 Budget	2022/2023 Budget	2022/2023 Budget
<b>Revenues</b>				
Assessment Income	112,154.59	111,313.00	113,425.00	130,875.00
Assessments Legal Fees	167.87	0.00	0.00	0.00
Assessment Int & Late Fees	2,782.53	500.00	500.00	500.00
Clubhouse Rental - Residents	950.00	3,000.00	3,000.00	3,000.00
Clubhouse Rental - Non-Residents	8,300.00	9,000.00	9,000.00	9,000.00
Vending Income	92.00	250.00	250.00	250.00
Pool Income	594.00	300.00	300.00	300.00
Sports Keys	90.00	0.00	0.00	0.00
Refunds	(25.66)	0.00	0.00	0.00
Investment Income - Dividends	2,030.66	1,000.00	1,000.00	1,000.00
Interest Income	12.82	20.00	20.00	20.00
Advertising Income	0.00	20.00	20.00	20.00
Insurance Claim	0.00	0.00	0.00	0.00
Savings Roll-Over	15,106.92	0.00	0.00	0.00
<b>Total Revenue</b>	<b>142,255.73</b>	<b>125,403.00</b>	<b>127,515.00</b>	<b>144,985.00</b>
<b>Expenses</b>				
Community Property Repairs	15,807.88	10,003.00	10,003.00	10,003.00
Clubhouse Cleaning	2,000.00	4,000.00	4,000.00	4,000.00
Clubhouse Supplies	577.08	1,000.00	1,000.00	1,000.00
Clubhouse Manager Commission	555.00	1,200.00	1,200.00	1,200.00
Clubhouse Repairs/Maintenance	1,025.12	1,500.00	1,500.00	1,500.00
Officers and Manager Stipend	2,100.00	2,100.00	2,100.00	2,100.00
Pool Manager Salary	4,000.00	4,000.00	4,000.00	4,000.00
Pool Wages	16,822.38	17,500.00	17,500.00	23,525.00
Payroll Tax	1,884.44	2,000.00	2,000.00	2,000.00
Bureau of Workers Compensation	451.82	500.00	500.00	500.00
Pool Supplies and Maintenance	17,554.07	15,000.00	17,112.00	22,437.00
Pool License Fee	930.00	900.00	900.00	1,000.00
Lifeguard Uniforms	104.23	200.00	200.00	200.00
Accounting Fees	4,982.85	6,000.00	6,000.00	6,000.00
Advertising	60.32	100.00	100.00	100.00
Bank Service Fees	24.62	0.00	0.00	0.00
Insurance Expense	5,364.00	8,000.00	8,000.00	8,000.00
Legal Fees	4,414.87	4,000.00	4,000.00	5,000.00
Office Supplies	480.21	700.00	700.00	700.00
Postage	417.20	800.00	800.00	800.00
Printing	238.66	800.00	800.00	800.00
Utility - Electric	3,530.09	4,000.00	4,000.00	4,000.00
Utility - Cable	1,567.23	1,400.00	1,400.00	1,400.00
Utility - Gas	1,834.87	4,000.00	4,000.00	4,000.00
Utilities - Refuse/Storm Water	1,621.60	1,700.00	1,700.00	1,700.00
Utility - Sewer	562.65	600.00	600.00	600.00
Utility - Water	1,584.31	1,500.00	1,500.00	1,500.00
Property Maintenance	50,548.08	30,000.00	30,000.00	35,000.00
Special Events	1,104.55	1,500.00	1,500.00	1,500.00
Income Tax - Federal	0.00	400.00	400.00	400.00
<b>Total Expenses</b>	<b>142,255.73</b>	<b>125,403.00</b>	<b>127,515.00</b>	<b>144,985.00</b>
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>