

Hidden Lake Condominium HOA
Balance Sheet
As of October 31, 2023

	<u>Oct 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Chase Bank	275,112.30
MACU - 12 Month / 5.25% 2/23	41,444.89
MACU - 0 .30%	2.60
MACU - Money Market	31,995.35
MACU - Primary Savings	26.15
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Total Checking/Savings	348,581.29
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Total Current Assets	348,581.29
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TOTAL ASSETS	348,581.29
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LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	89,984.72
Unrestricted Net Assets	98,014.19
Net Income	160,582.38
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Total Equity	348,581.29
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TOTAL LIABILITIES & EQUITY	348,581.29
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11/13/23
Cash Basis

Hidden Lake Condominium HOA
Profit & Loss Budget Performance
October 2023

	Oct 23	Budget	\$ Over Budget	Jan - Oct 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4150 - Reserved Parking Fee	0.00			360.00			
4000 - Monthly Dues	41,645.60	44,114.00	-2,468.40	449,000.05	441,140.00	7,860.05	529,368.00
4050 - Garage Rental	168.00	135.00	33.00	1,372.00	1,350.00	22.00	1,620.00
4120 - Reinvestment Fees	0.00	175.00	-175.00	2,100.00	1,750.00	350.00	2,100.00
4130 - Misc - amenity keys	50.00	12.50	37.50	350.00	125.00	225.00	150.00
4230 - Clubhouse Rental	100.00	76.66	23.34	600.00	766.68	-166.68	920.00
4500 - S.A. Balcony Project '23	10,444.26	26,550.00	-16,105.74	315,755.71	265,500.00	50,255.71	318,600.00
4900 - Late & Return Check Fees	109.20	150.00	-40.80	1,370.30	1,500.00	-129.70	1,800.00
4930 - Interest Income / banks	260.53	50.00	210.53	2,162.90	500.00	1,662.90	600.00
Total Income	52,777.59	71,263.16	-18,485.57	773,070.96	712,631.68	60,439.28	855,158.00
Expense							
6150 - Earthwork Maint/Mgmt	9,785.00	9,785.00	0.00	97,850.00	97,850.00	0.00	117,420.00
6220 - Insurance	9,153.16	4,570.00	4,583.16	45,790.30	45,700.00	90.30	54,840.00
6650 - Legal Fees	0.00	400.00	-400.00	3,134.19	4,000.00	-865.81	4,800.00
6920 - Telephone	130.46	150.00	-19.54	1,306.53	1,500.00	-193.47	1,800.00
6500 - Office Supplies	230.64	105.00	125.64	1,239.02	1,050.00	189.02	1,260.00
6760 - Landscape Material	1,875.00	172.50	1,702.50	1,875.00	1,725.00	150.00	2,070.00
6761 - Fertilizer & Pest Contro	1,029.95	100.00	929.95	4,283.12	1,000.00	3,283.12	1,200.00
6780 - Tree Care	0.00	400.00	-400.00	4,875.00	4,000.00	875.00	4,800.00
6800 - Maintenance & Repairs	1,950.00	1,500.00	450.00	15,170.98	15,000.00	170.98	18,000.00
6805 - Maintenance Supplies	4,428.28	275.00	4,153.28	8,717.55	2,750.00	5,967.55	3,300.00
6810 - Lake Maint & Repair	1,003.86	500.00	503.86	2,174.22	5,000.00	-2,825.78	6,000.00
6750 - Pool & Spa Operation	160.00	285.00	-125.00	5,365.37	2,850.00	2,515.37	3,420.00
6850 - Electricity	1,208.33	1,120.00	88.33	11,158.34	11,200.00	-41.66	13,440.00
6880 - Dominion Energy	10,059.00	5,100.00	4,959.00	70,091.00	51,000.00	19,091.00	61,200.00
6900 - Water	3,620.21	3,950.00	-329.79	29,051.81	39,500.00	-10,448.19	47,400.00
6910 - Sewer	0.00	2,493.33	-2,493.33	21,240.00	24,933.34	-3,693.34	29,920.00
6940 - Garbage & Recycling	1,158.23	1,600.00	-441.77	16,274.11	16,000.00	274.11	19,200.00
6400 - Reserve Expenditures	38,177.04	7,725.00	30,452.04	129,184.04	77,250.00	51,934.04	92,700.00
6450 - S.A. Balcony Project '23	48,633.00	26,550.00	22,083.00	143,708.00	265,500.00	-121,792.00	318,600.00
Total Expense	132,602.16	66,780.83	65,821.33	612,488.58	667,808.34	-55,319.76	801,370.00
Net Ordinary Income	-79,824.57	4,482.33	-84,306.90	160,582.38	44,823.34	115,759.04	53,788.00

Hidden Lake Condominium HOA
Profit & Loss Budget Performance
 October 2023

	Oct 23	Budget	\$ Over Budget	Jan - Oct 23	YTD Budget	\$ Over Budget	Annual Budget
Other Income/Expense							
Other Expense							
7000 - Reserve Savings	0.00	4,482.33	-4,482.33	0.00	44,823.34	-44,823.34	53,788.00
Total Other Expense	0.00	4,482.33	-4,482.33	0.00	44,823.34	-44,823.34	53,788.00
Net Other Income	0.00	-4,482.33	4,482.33	0.00	-44,823.34	44,823.34	-53,788.00
Net Income	-79,824.57	0.00	-79,824.57	160,582.38	0.00	160,582.38	0.00