

Town Center HOA
Profit & Loss vs Budget
September 2022

	Sep 22	Budget	Jan - Sep 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Operating Income					
Association Dues	4,979.17	4,979.16	44,812.53	44,812.52	59,750.00
Total Operating Income	4,979.17	4,979.16	44,812.53	44,812.52	59,750.00
Total Income	4,979.17	4,979.16	44,812.53	44,812.52	59,750.00
Expense					
Alarm System					
Monitoring-Qtrly	115.50	0.00	346.50	360.00	480.00
Repairs	0.00	25.00	0.00	225.00	300.00
Total Alarm System	115.50	25.00	346.50	585.00	780.00
Bank Service Charges	0.00		7.81		
Elevator					
Maintenance	588.63	233.33	2,231.04	2,100.01	2,800.00
Repairs	0.00	41.66	0.00	375.02	500.00
Telephone	209.40	200.00	1,870.47	1,800.00	2,400.00
Total Elevator	798.03	474.99	4,101.51	4,275.03	5,700.00
Fire System					
Annual Inspection	0.00	0.00	1,504.30	1,200.00	1,200.00
Fire System - Other	0.00		2,627.28		
Total Fire System	0.00	0.00	4,131.58	1,200.00	1,200.00
Insurance					
Business Insurance / D&O	912.33	666.66	6,975.16	6,000.02	8,000.00
Total Insurance	912.33	666.66	6,975.16	6,000.02	8,000.00
Janitorial					
Services	765.00	765.00	6,885.00	6,885.00	9,180.00
Supplies	93.43	86.66	966.85	780.02	1,040.00
Total Janitorial	858.43	851.66	7,851.85	7,665.02	10,220.00
Landscaping					
Flower pots & maintenance	0.00	200.00	1,341.12	1,200.00	1,400.00
Landscaping / Irrigation	0.00	85.71	896.03	514.29	600.00
Total Landscaping	0.00	285.71	2,237.15	1,714.29	2,000.00
Licenses and Permits	0.00	0.00	11.50	10.00	60.00
Postage and Delivery	4.80	3.33	36.18	30.01	40.00

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Professional Fees					
Accounting	0.00	0.00	575.00	450.00	700.00
Legal Fees	560.00	83.33	1,295.00	750.01	1,000.00
Management Services	0.00	83.37	305.00	750.01	1,000.00
Total Professional Fees	560.00	166.70	2,175.00	1,950.02	2,700.00
Property Management	575.00	575.00	5,175.00	5,175.00	6,900.00
Repairs & Maintenance					
Building	914.61	341.66	6,511.29	3,074.94	4,100.00
Supplies for R&M	96.66	83.33	1,530.60	749.97	1,000.00
Total Repairs & Maintenance	1,011.27	424.99	8,041.89	3,824.91	5,100.00
Snow Removal					
Plow Snow	0.00		1,050.00		
Shovel Snow	0.00		426.25		
Supplies for Snow Removal	0.00		47.75		
Snow Removal - Other	0.00	0.00	0.00	1,860.00	3,100.00
Total Snow Removal	0.00	0.00	1,524.00	1,860.00	3,100.00
Trash/Recycling	560.71	458.33	5,032.70	4,125.01	5,500.00
Utilities					
Electric	252.71	412.50	4,185.45	3,712.50	4,950.00
Gas	41.60	108.33	1,222.32	975.01	1,300.00
Water	201.04	183.33	1,739.40	1,650.01	2,200.00
Total Utilities	495.35	704.16	7,147.17	6,337.52	8,450.00
Total Expense	5,891.42	4,636.53	54,795.00	44,751.83	59,750.00
Net Ordinary Income	-912.25	342.63	-9,982.47	60.69	0.00
Other Income/Expense					
Other Income					
Reserve Income					
Capital Reserve Dues	1,520.82	1,520.80	13,687.38	13,687.32	18,249.80
Reserve Interest	0.00		5.84		
Total Reserve Income	1,520.82	1,520.80	13,693.22	13,687.32	18,249.80
Total Other Income	1,520.82	1,520.80	13,693.22	13,687.32	18,249.80

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Other Expense					
Reserve Expenses					
Asphalt Seal 2022	0.00		1,696.25		
Legal Fees	0.00		2,720.00		
Survey Fees	0.00		1,200.00		
Total Reserve Expenses	<u>0.00</u>		<u>5,616.25</u>		
Total Other Expense	<u>0.00</u>		<u>5,616.25</u>		
Net Other Income	<u>1,520.82</u>	<u>1,520.80</u>	<u>8,076.97</u>	<u>13,687.32</u>	<u>18,249.80</u>
Net Income	<u>608.57</u>	<u>1,863.43</u>	<u>-1,905.50</u>	<u>13,748.01</u>	<u>18,249.80</u>

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Accrual Basis

Town Center HOA
Balance Sheet
As of September 30, 2022

	<u>Sep 30, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Alpine Bank - Operating Account	2,433.51
Capital Reserve - Alpine Bank	86,125.59
Total Checking/Savings	<u>88,559.10</u>
Accounts Receivable	
Accounts Receivable	-386.94
Total Accounts Receivable	<u>-386.94</u>
Total Current Assets	<u>88,172.16</u>
TOTAL ASSETS	<u>88,172.16</u>
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Reserve Liability	34,526.38
Total Long Term Liabilities	<u>34,526.38</u>
Total Liabilities	34,526.38
Equity	
Retained Earnings	55,551.28
Net Income	-1,905.50
Total Equity	<u>53,645.78</u>
TOTAL LIABILITIES & EQUITY	<u>88,172.16</u>

Negative amount in A/R reflects dues payments made prior to due date