

Town Center HOA
Profit & Loss Budget vs. Actual
 January through December 2022

	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Operating Income				
Association Dues	59,750.04	59,750.00	0.04	100.0%
Capital Reserve Dues	18,249.84	18,249.80	0.04	100.0%
Interest Income	34.30			
Total Operating Income	78,034.18	77,999.80	34.38	100.0%
Total Income	78,034.18	77,999.80	34.38	100.0%
Expense				
Alarm System				
Monitoring-Qtrly	472.38	480.00	-7.62	98.4%
Repairs	0.00	300.00	-300.00	0.0%
Total Alarm System	472.38	780.00	-307.62	60.6%
Bank Service Charges	10.08			
Elevator				
Maintenance	3,089.93	2,800.00	289.93	110.4%
Repairs	0.00	500.00	-500.00	0.0%
Telephone	2,493.81	2,400.00	93.81	103.9%
Total Elevator	5,583.74	5,700.00	-116.26	98.0%
Fire System				
Annual Inspection	1,504.30	1,200.00	304.30	125.4%
Fire System - Other	2,627.28			
Total Fire System	4,131.58	1,200.00	2,931.58	344.3%
Insurance				
Business Insurance / D&O	9,712.15	8,000.00	1,712.15	121.4%
Total Insurance	9,712.15	8,000.00	1,712.15	121.4%
Janitorial				
Services	9,180.00	9,180.00	0.00	100.0%
Supplies	1,304.20	1,040.00	264.20	125.4%
Total Janitorial	10,484.20	10,220.00	264.20	102.6%
Landscaping				
Flower pots & maintena...	1,396.12	1,400.00	-3.88	99.7%
Landscaping / Iriigation	1,023.53	600.00	423.53	170.6%
Total Landscaping	2,419.65	2,000.00	419.65	121.0%
Licenses and Permits	46.00	60.00	-14.00	76.7%
Postage and Delivery	48.18	40.00	8.18	120.5%
Professional Fees				
Accounting	575.00	700.00	-125.00	82.1%
Legal Fees	2,432.00	1,000.00	1,432.00	243.2%
Management Services	550.00	1,000.00	-450.00	55.0%
Total Professional Fees	3,557.00	2,700.00	857.00	131.7%
Property Management	6,900.00	6,900.00	0.00	100.0%

1:22 PM

01/10/23

Accrual Basis

Town Center HOA
Profit & Loss Budget vs. Actual
 January through December 2022

	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
Repairs & Maintenance				
Building	8,655.02	4,100.00	4,555.02	211.1%
Supplies for R&M	1,838.46	1,000.00	838.46	183.8%
Total Repairs & Maintenance	10,493.48	5,100.00	5,393.48	205.8%
Snow Removal				
Ice Mitigation	453.75			
Plow Snow	2,210.00			
Shovel Snow	302.50			
Supplies for Snow Rem...	71.39			
Snow Removal - Other	0.00	3,100.00	-3,100.00	0.0%
Total Snow Removal	3,037.64	3,100.00	-62.36	98.0%
Transfer to Funds				
Reserve Fund Contributi...	4,562.45	18,249.80	-13,687.35	25.0%
Total Transfer to Funds	4,562.45	18,249.80	-13,687.35	25.0%
Trash/Recycling	6,773.58	5,500.00	1,273.58	123.2%
Utilities				
Electric	5,601.68	4,950.00	651.68	113.2%
Gas	1,629.99	1,300.00	329.99	125.4%
Water	2,356.24	2,200.00	156.24	107.1%
Total Utilities	9,587.91	8,450.00	1,137.91	113.5%
Total Expense	77,820.02	77,999.80	-179.78	99.8%
Net Ordinary Income	214.16	0.00	214.16	100.0%
Net Income	214.16	0.00	214.16	100.0%

12:42 PM

01/24/23

Accrual Basis

Town Center HOA
Balance Sheet
As of December 31, 2022

	<u>Dec 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Alpine Bank - Operating Account	-3,444.37
Capital Reserve - Alpine Bank	88,955.25
Total Checking/Savings	<u>85,510.88</u>
Accounts Receivable	
Accounts Receivable	71.64
Total Accounts Receivable	<u>71.64</u>
Total Current Assets	<u>85,582.52</u>
TOTAL ASSETS	<u>85,582.52</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	
HOA Reserve Fund	21,029.29
Retained Earnings	29,812.69
Net Income	214.16
Total Equity	<u>51,056.14</u>
TOTAL LIABILITIES & EQUITY	<u>85,582.52</u>

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