

Monte Carlo Townhomes HOA
Balance Sheet
As of December 31, 2022

Dec 31, 22

ASSETS

Current Assets

Checking/Savings

1002 · Current Assets	
1005 · Suntrust-Operating 6217	2,671.22
Total 1002 · Current Assets	<u>2,671.22</u>

1010 · Reserve Fund

1015 · Suntrust Money Market-Reserve	382,562.15
Total 1010 · Reserve Fund	<u>382,562.15</u>

1020 · Petty Cash	250.00
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Total Checking/Savings	<u>385,483.37</u>
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Accounts Receivable

1200 · Open Assessments	(755.00)
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Total Accounts Receivable	<u>(755.00)</u>
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Other Current Assets

1210 · Undeposited Funds	3,960.00
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Total Other Current Assets	<u>3,960.00</u>
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Total Current Assets	<u>388,688.37</u>
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Other Assets

1300 · Other Assets

1310 · Utility Deposits	415.00
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Total 1300 · Other Assets	<u>415.00</u>
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Total Other Assets	<u>415.00</u>
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TOTAL ASSETS	<u><u>389,103.37</u></u>
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LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 · Accounts Payable	14,353.36
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Total Accounts Payable	<u>14,353.36</u>
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Total Current Liabilities	<u>14,353.36</u>
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Total Liabilities	<u>14,353.36</u>
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Equity

3000 · Opening Bal Equity	38,491.73
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3320 · Reserve Accounts	382,562.15
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3900 · Retained Earnings	(10,030.99)
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Net Income	(36,272.88)
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Total Equity	<u>374,750.01</u>
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TOTAL LIABILITIES & EQUITY	<u><u>389,103.37</u></u>
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Monte Carlo Townhomes HOA

Budget vs. Actual

January through December 2022

	Jan - Dec 22	Budget	\$ Over Budget
Income			
4000 · Assessments			
4010 · Mthly Assessments	195,840.00	195,840.00	0.00
Total 4000 · Assessments	195,840.00	195,840.00	0.00
4020 · Other Income			
4030 · Late Fees	1,701.00	0.00	1,701.00
4070 · HOA By-laws Manual Fee (HOA By-laws Manual)	25.00	0.00	25.00
4080 · Returned Check Fee	25.00	0.00	25.00
4130 · Pool Key Replacement Fee	145.00	0.00	145.00
Total 4020 · Other Income	1,896.00	0.00	1,896.00
Total Income	197,736.00	195,840.00	1,896.00
Gross Profit	197,736.00	195,840.00	1,896.00
Expense			
5000 · Vendor Contracts			
5010 · Cable TV	64,152.56	58,585.38	5,567.18
5020 · Landscape			
5021 · Monthly Service	23,400.00	27,300.00	(3,900.00)
5022 · Landscape Extras	3,560.00	5,198.00	(1,638.00)
Total 5020 · Landscape	26,960.00	32,498.00	(5,538.00)
Total 5000 · Vendor Contracts	91,112.56	91,083.38	29.18
5040 · Merchant deposit fees	5,134.53	4,036.31	1,098.22
5050 · Administrative Costs			
5060 · Management Company	10,800.00	11,340.00	(540.00)
5070 · Accounting and Bookkeeping	10,080.00	9,596.16	483.84
5080 · Bonus	150.00	0.00	150.00
5100 · Office Supplies	599.17	413.17	186.00
5120 · Website Host	340.46	586.15	(245.69)
5130 · Printing Costs	778.92	95.76	683.16
5140 · Coupon Books	404.63	683.12	(278.49)
5170 · Postage	391.10	107.80	283.30
5190 · State License Fees, Permits	363.00	330.75	32.25
5200 · Bank Fees	186.90	188.93	(2.03)
5210 · Legal Services	6,202.50	1,560.00	4,642.50
5220 · Tax Preparation	0.00	420.00	(420.00)
5230 · Storage	144.00	0.00	144.00
5250 · Professional Fees	2,742.75	0.00	2,742.75
Total 5050 · Administrative Costs	33,183.43	25,321.84	7,861.59
5290 · Utilities			
5300 · Electric, Club House	2,893.12	2,465.99	427.13
5310 · Electric, Street Lights	1,035.00	817.25	217.75
5320 · Water & Sewer	5,002.82	580.99	4,421.83
Total 5290 · Utilities	8,930.94	3,864.23	5,066.71
5360 · Insurance			
5370 · Crime	249.91	257.25	(7.34)

Monte Carlo Townhomes HOA

Budget vs. Actual

January through December 2022

	Jan - Dec 22	Budget	\$ Over Budget
5380 · Property	11,625.01	5,289.55	6,335.46
5390 · Dir & Officers	1,706.46	1,291.50	414.96
5400 · HOA Umbrella	2,091.00	562.80	1,528.20
Total 5360 · Insurance	15,672.38	7,401.10	8,271.28
5430 · Property Maintenance			
5440 · Painting	2,345.00	0.00	2,345.00
5480 · Electrical Repairs	1,850.00	614.25	1,235.75
5500 · Janitorial Contractor	17,446.35	17,526.60	(80.25)
5510 · Maintenance Supplies	989.78	250.17	739.61
5530 · Irrigation Services	280.00	168.00	112.00
5550 · Pool Services	4,295.00	3,840.00	455.00
5560 · Pool Repairs/Extras	14,973.00	1,469.51	13,503.49
5590 · Pressure Cleaning	4,895.00	1,960.00	2,935.00
5620 · Tree Trim	6,400.00	6,565.00	(165.00)
5650 · Misc. Property Repairs	4,212.65	4,865.36	(652.71)
Total 5430 · Property Maintenance	57,686.78	37,258.89	20,427.89
5700 · Reserve Transfers			
5720 · Monthly Reserves	22,288.26	26,413.26	(4,125.00)
Total 5700 · Reserve Transfers	22,288.26	26,413.26	(4,125.00)
Total Expense	234,008.88	195,379.01	38,629.87
Net Income	(36,272.88)	460.99	(36,733.87)