

Assets

CASH - OPERATING

 10-1000-00 South State - Operating 5385 \$23,493.11

Total CASH - OPERATING:

\$23,493.11

CASH - RESERVE

12-1200-00 South State - Reserve 5388 70,846.50

12-1220-00 RBC - Wealth Mgmt 3483 20,141.58

 12-2222-00 RBC - Securities 259,266.19

Total CASH - RESERVE:

\$350,254.27

ACCOUNTS RECEIVABLE

 14-1400-00 Accounts Receivable - Homeowner 38,290.10

Total ACCOUNTS RECEIVABLE:

\$38,290.10
Total Assets:
\$412,037.48
Liabilities & Equity

CURRENT LIABILITIES

20-2000-00 Accounts Payable 21,402.60

 20-2100-00 Prepaid Assessments 12,329.65

Total CURRENT LIABILITIES:

\$33,732.25

RESERVE FUNDS

25-1279-00 Realized & Unrealized Gain/Loss on investments (6,109.51)

25-2500-00 Reserves - Consolidated 362,879.47

25-2590-00 Reserves - Interest 349.86

 25-2600-00 Reserves - Expenses (6,865.55)

Total RESERVE FUNDS:

\$350,254.27

EQUITY

30-3300-00 Working Capital 3,360.00

30-3330-00 Transfer Fee 27,600.00

 30-3500-00 Retained Earnings (13,720.41)

Total EQUITY:

\$17,239.59

 Net Income Gain / Loss 10,811.37
\$10,811.37
Total Liabilities & Equity:
\$412,037.48

Income Statement - Operating
Cima Vista Condominiums Homeowners Association
4/1/2022 - 4/30/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00 Assessment Income	\$34,320.00	\$34,080.00	\$240.00	\$137,280.00	\$136,320.00	\$960.00	\$408,960.00
4020-00 Late Fees	925.00	83.33	841.67	3,800.00	333.32	3,466.68	1,000.00
4025-00 Late Fee Interest	191.93	-	191.93	413.65	-	413.65	-
4030-00 Fines Income	(75.00)	41.67	(116.67)	(75.00)	166.68	(241.68)	500.00
4065-00 Keys & Remote Income	-	8.33	(8.33)	-	33.32	(33.32)	100.00
4075-00 Pet Registration Income	-	-	-	50.00	-	50.00	-
Total INCOME	\$35,361.93	\$34,213.33	\$1,148.60	\$141,468.65	\$136,853.32	\$4,615.33	\$410,560.00
Total OPERATING INCOME	\$35,361.93	\$34,213.33	\$1,148.60	\$141,468.65	\$136,853.32	\$4,615.33	\$410,560.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Contract	1,750.00	1,900.00	150.00	7,000.00	7,600.00	600.00	22,800.00
5030-00 Audit/Accounting Fees	2,000.00	250.00	(1,750.00)	2,000.00	1,000.00	(1,000.00)	3,000.00
5040-00 Legal - General	1,391.00	333.33	(1,057.67)	3,009.50	1,333.32	(1,676.18)	4,000.00
5045-00 Legal - Collections	1,630.00	-	(1,630.00)	(1,100.00)	-	1,100.00	-
5049-00 Legal - Reimbursable	2,953.00	-	(2,953.00)	2,050.00	-	(2,050.00)	-
5050-00 Professional Fees - Other	-	41.67	41.67	-	166.68	166.68	500.00
5095-00 Administration	75.15	375.00	299.85	1,425.20	1,500.00	74.80	4,500.00
5096-00 Online Meeting Expense	-	11.67	11.67	-	46.68	46.68	140.00
Total ADMINISTRATIVE EXPENSES	\$9,799.15	\$2,911.67	(\$6,887.48)	\$14,384.70	\$11,646.68	(\$2,738.02)	\$34,940.00
INSURANCE							
5100-00 Insurance Property/Liability	9,019.92	8,125.00	(894.92)	34,931.19	32,500.00	(2,431.19)	97,500.00
Total INSURANCE	\$9,019.92	\$8,125.00	(\$894.92)	\$34,931.19	\$32,500.00	(\$2,431.19)	\$97,500.00
LANDSCAPING							
5600-00 Lawn Contract	2,075.00	1,651.00	(424.00)	7,028.00	6,604.00	(424.00)	19,812.00
5610-00 Landscaping	-	125.00	125.00	-	500.00	500.00	1,500.00
5650-00 Sprinkler Repair	749.05	312.50	(436.55)	749.05	1,250.00	500.95	3,750.00
Total LANDSCAPING	\$2,824.05	\$2,088.50	(\$735.55)	\$7,777.05	\$8,354.00	\$576.95	\$25,062.00
UTILITIES							
6010-00 Electricity	89.34	175.00	85.66	458.02	700.00	241.98	2,100.00
6030-00 Water/Sewer	8,642.71	10,166.67	1,523.96	42,899.67	40,666.68	(2,232.99)	122,000.00
6065-00 Trash	1,398.70	1,399.00	0.30	5,594.80	5,596.00	1.20	16,788.00
6070-00 Telephone	185.53	195.83	10.30	743.19	783.32	40.13	2,350.00
Total UTILITIES	\$10,316.28	\$11,936.50	\$1,620.22	\$49,695.68	\$47,746.00	(\$1,949.68)	\$143,238.00
REPAIRS & MAINTENANCE							
6500-00 General Repairs & Maint	60.00	416.67	356.67	150.00	1,666.68	1,516.68	5,000.00
6511-00 Gutter Maintenance	-	416.67	416.67	589.00	1,666.68	1,077.68	5,000.00
6512-00 Gate Repairs & Maint	-	416.67	416.67	97.50	1,666.68	1,569.18	5,000.00
6525-00 Fence Repairs & Maint	-	166.67	166.67	-	666.68	666.68	2,000.00
6535-00 Signage/Sign Repairs	-	20.83	20.83	-	83.32	83.32	250.00
6540-00 Pest Control	-	41.67	41.67	-	166.68	166.68	500.00
6545-00 Pet Waste	552.00	416.67	(135.33)	1,627.00	1,666.68	39.68	5,000.00
6554-00 Electrical/Light Repairs & Maint	-	62.50	62.50	65.00	250.00	185.00	750.00
6575-00 Alarms & Cameras	-	166.67	166.67	-	666.68	666.68	2,000.00
6590-00 Snow Removal	-	1,000.00	1,000.00	10,057.50	4,000.00	(6,057.50)	12,000.00
6595-00 Street Repair/Sweep	-	83.33	83.33	-	333.32	333.32	1,000.00
Total REPAIRS & MAINTENANCE	\$612.00	\$3,208.35	\$2,596.35	\$12,586.00	\$12,833.40	\$247.40	\$38,500.00
RESERVE CONTRIBUTIONS							
6900-00 Reserve Contribution	-	5,641.33	5,641.33	11,282.66	22,565.32	11,282.66	67,696.00
Total RESERVE CONTRIBUTIONS	\$-	\$5,641.33	\$5,641.33	\$11,282.66	\$22,565.32	\$11,282.66	\$67,696.00
Total OPERATING EXPENSE	\$32,571.40	\$33,911.35	\$1,339.95	\$130,657.28	\$135,645.40	\$4,988.12	\$406,936.00
Net Income:	\$2,790.53	\$301.98	\$2,488.55	\$10,811.37	\$1,207.92	\$9,603.45	\$3,624.00