

Assets

CASH - OPERATING

10-1000-00	South State - Operating 5385	\$8,203.44	
------------	------------------------------	------------	--

Total CASH - OPERATING:

\$8,203.44

CASH - RESERVE

12-1200-00	South State - Reserve 5388	61,424.36	
------------	----------------------------	-----------	--

12-1220-00	RBC - Wealth Mgmt 3483	18,930.85	
------------	------------------------	-----------	--

12-2222-00	RBC - Securities	263,764.95	
------------	------------------	------------	--

Total CASH - RESERVE:

\$344,120.16

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	48,287.67	
------------	---------------------------------	-----------	--

Total ACCOUNTS RECEIVABLE:

\$48,287.67
Total Assets:
\$400,611.27
Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	19,092.95	
------------	------------------	-----------	--

20-2100-00	Prepaid Assessments	11,991.70	
------------	---------------------	-----------	--

Total CURRENT LIABILITIES:

\$31,084.65

RESERVE FUNDS

25-1279-00	Realized & Unrealized Gain/Loss on investments	(2,715.35)	
------------	--	------------	--

25-2500-00	Reserves - Consolidated	351,596.81	
------------	-------------------------	------------	--

25-2590-00	Reserves - Interest	238.70	
------------	---------------------	--------	--

25-2600-00	Reserves - Expenses	(5,000.00)	
------------	---------------------	------------	--

Total RESERVE FUNDS:

\$344,120.16

EQUITY

30-3300-00	Working Capital	2,880.00	
------------	-----------------	----------	--

30-3330-00	Transfer Fee	27,600.00	
------------	--------------	-----------	--

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

Total EQUITY:

\$16,759.59

	Net Income Gain / Loss	8,646.87	
--	------------------------	----------	--

\$8,646.87
Total Liabilities & Equity:
\$400,611.27

Income Statement - Operating
Cima Vista Condominiums Homeowners Association
 2/1/2022 - 2/28/2022

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	\$68,640.00	\$68,160.00	\$480.00	\$408,960.00
4020-00 Late Fees	1,550.00	83.33	1,466.67	1,550.00	166.66	1,383.34	1,000.00
4030-00 Fines Income	-	41.67	(41.67)	-	83.34	(83.34)	500.00
4065-00 Keys & Remote Income	-	8.33	(8.33)	-	16.66	(16.66)	100.00
4075-00 Pet Registration Income	-	-	-	50.00	-	50.00	-
Total INCOME	\$35,870.00	\$34,213.33	\$1,656.67	\$70,240.00	\$68,426.66	\$1,813.34	\$410,560.00
Total OPERATING INCOME	\$35,870.00	\$34,213.33	\$1,656.67	\$70,240.00	\$68,426.66	\$1,813.34	\$410,560.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Contract	1,750.00	1,900.00	150.00	3,500.00	3,800.00	300.00	22,800.00
5030-00 Audit/Accounting Fees	-	250.00	250.00	-	500.00	500.00	3,000.00
5040-00 Legal - General	1,272.50	333.33	(939.17)	1,418.50	666.66	(751.84)	4,000.00
5045-00 Legal - Collections	(440.00)	-	440.00	(1,050.00)	-	1,050.00	-
5049-00 Legal - Reimbursable	(163.50)	-	163.50	(660.50)	-	660.50	-
5050-00 Professional Fees - Other	-	41.67	41.67	-	83.34	83.34	500.00
5095-00 Administration	143.90	375.00	231.10	702.40	750.00	47.60	4,500.00
5096-00 Online Meeting Expense	-	11.67	11.67	-	23.34	23.34	140.00
Total ADMINISTRATIVE EXPENSES	\$2,562.90	\$2,911.67	\$348.77	\$3,910.40	\$5,823.34	\$1,912.94	\$34,940.00
INSURANCE							
5100-00 Insurance Property/Liability	9,019.92	8,125.00	(894.92)	16,936.35	16,250.00	(686.35)	97,500.00
Total INSURANCE	\$9,019.92	\$8,125.00	(\$894.92)	\$16,936.35	\$16,250.00	(\$686.35)	\$97,500.00
LANDSCAPING							
5600-00 Lawn Contract	1,651.00	1,651.00	-	3,302.00	3,302.00	-	19,812.00
5610-00 Landscaping	-	125.00	125.00	-	250.00	250.00	1,500.00
5650-00 Sprinkler Repair	-	312.50	312.50	-	625.00	625.00	3,750.00
Total LANDSCAPING	\$1,651.00	\$2,088.50	\$437.50	\$3,302.00	\$4,177.00	\$875.00	\$25,062.00
UTILITIES							
6010-00 Electricity	171.73	175.00	3.27	345.46	350.00	4.54	2,100.00
6030-00 Water/Sewer	9,877.72	10,166.67	288.95	24,467.10	20,333.34	(4,133.76)	122,000.00
6065-00 Trash	1,398.70	1,399.00	0.30	2,797.40	2,798.00	0.60	16,788.00
6070-00 Telephone	185.74	195.83	10.09	371.92	391.66	19.74	2,350.00
Total UTILITIES	\$11,633.89	\$11,936.50	\$302.61	\$27,981.88	\$23,873.00	(\$4,108.88)	\$143,238.00
REPAIRS & MAINTENANCE							
6500-00 General Repairs & Maint	-	416.67	416.67	90.00	833.34	743.34	5,000.00
6511-00 Gutter Maintenance	-	416.67	416.67	-	833.34	833.34	5,000.00
6512-00 Gate Repairs & Maint	97.50	416.67	319.17	97.50	833.34	735.84	5,000.00
6525-00 Fence Repairs & Maint	-	166.67	166.67	-	333.34	333.34	2,000.00
6535-00 Signage/Sign Repairs	-	20.83	20.83	-	41.66	41.66	250.00
6540-00 Pest Control	-	41.67	41.67	-	83.34	83.34	500.00
6545-00 Pet Waste	549.00	416.67	(132.33)	1,075.00	833.34	(241.66)	5,000.00
6554-00 Electrical/Light Repairs & Maint	-	62.50	62.50	65.00	125.00	60.00	750.00
6575-00 Alarms & Cameras	-	166.67	166.67	-	333.34	333.34	2,000.00
6590-00 Snow Removal	7,860.00	1,000.00	(6,860.00)	8,135.00	2,000.00	(6,135.00)	12,000.00
6595-00 Street Repair/Sweep	-	83.33	83.33	-	166.66	166.66	1,000.00
Total REPAIRS & MAINTENANCE	\$8,506.50	\$3,208.35	(\$5,298.15)	\$9,462.50	\$6,416.70	(\$3,045.80)	\$38,500.00
RESERVE CONTRIBUTIONS							
6900-00 Reserve Contribution	-	5,641.33	5,641.33	-	11,282.66	11,282.66	67,696.00
Total RESERVE CONTRIBUTIONS	\$-	\$5,641.33	\$5,641.33	\$-	\$11,282.66	\$11,282.66	\$67,696.00
Total OPERATING EXPENSE	\$33,374.21	\$33,911.35	\$537.14	\$61,593.13	\$67,822.70	\$6,229.57	\$406,936.00
Net Income:	\$2,495.79	\$301.98	\$2,193.81	\$8,646.87	\$603.96	\$8,042.91	\$3,624.00