

**Assets**

CASH - OPERATING

10-1000-00	South State - Operating 5385	\$52,360.74
10-1010-00	First Bank - Operating 1255	(31,882.43)

Total CASH - OPERATING:

\$20,478.31

CASH - RESERVE

12-1200-00	South State - Reserve 5388	61,422.00
12-1220-00	RBC - Wealth Mgmt 3483	21,800.09
12-1250-00	RBC Baycoast BK Swansea Mass CD 8/17/21 0.03%	48,000.00
12-1251-00	RBC Beal Bank USA Las Vegas NV CD 9/1/21 .15%	50,000.00
12-1252-00	RBC Mizuho Bank USA CD 11/05/21 - 0.03%	30,000.00
12-1253-00	RBC Freddie Mac SER 5035 CL HM 10/25/50 0.1%	24,832.64
12-1254-00	RBC SER 2020-165 CL BU 11/20/50 1.25%	19,887.25
12-1255-00	RBC SER 5057 CL HW 12/25/50 1.5%	17,982.82
12-1257-00	RBC Fed Home Ln Mtg Corp SER 5071 CL UV 2/25/51	6,896.20
12-1258-00	RBC GNMA SER 2021-64 CL AM 4/20/51 1.75%	9,497.29
12-1259-00	RBC GNMA REMIC Trust - SER 2021-104 HQ 6/20/51 -	9,880.42
12-1260-00	RBC SAFRA NewYork CD FDIC INS 1/20/22 - 0.05%	50,000.00

Total CASH - RESERVE:

\$350,198.71

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	36,280.25
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Total ACCOUNTS RECEIVABLE:

\$36,280.25

**Total Assets:**

**\$406,957.27**

**Liabilities & Equity**

CURRENT LIABILITIES

20-2000-00	Accounts Payable	20,443.11
20-2100-00	Prepaid Assessments	14,124.78

Total CURRENT LIABILITIES:

\$34,567.89

RESERVE FUNDS

25-2500-00	Reserves - General	393,672.03
25-2590-00	Reserves - Interest	1,029.41
25-2600-00	Reserves - Expenses	(58,600.73)

Total RESERVE FUNDS:

\$336,100.71

EQUITY

30-3300-00	Working Capital	2,880.00
30-3330-00	Transfer Fee	27,600.00
30-3500-00	Retained Earnings	100,087.92

Total EQUITY:

\$130,567.92

Net Income Gain / Loss	6,151.08
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\$6,151.08

**Total Liabilities & Equity:**

**\$507,387.60**

### Income Statement - Operating

Cima Vista Condominiums Homeowners Association

1/1/2022 - 1/31/2022

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Current Period			Year-to-date			Annual Budget		
Actual	Budget	Variance	Actual	Budget	Variance	Budget		
<b>OPERATING INCOME</b>								
<b>INCOME</b>								
\$34,320.00	\$34,080.00	\$240.00	4000	Assessment Income	\$34,320.00	\$34,080.00	\$240.00	\$408,960.00
-	83.33	(83.33)	4020	Late Fees	-	83.33	(83.33)	1,000.00
-	41.67	(41.67)	4030	Fines Income	-	41.67	(41.67)	500.00
-	8.33	(8.33)	4065	Keys & Remote Income	-	8.33	(8.33)	100.00
50.00	-	50.00	4075	Pet Registration Income	50.00	-	50.00	-
<u>34,370.00</u>	<u>34,213.33</u>	<u>156.67</u>	<b>Total INCOME</b>		<u>34,370.00</u>	<u>34,213.33</u>	<u>156.67</u>	<u>410,560.00</u>
<u>34,370.00</u>	<u>34,213.33</u>	<u>156.67</u>	<b>TOTAL OPERATING INCOME</b>		<u>34,370.00</u>	<u>34,213.33</u>	<u>156.67</u>	<u>410,560.00</u>
<b>OPERATING EXPENSE</b>								
<b>ADMINISTRATIVE EXPENSES</b>								
1,750.00	1,900.00	150.00	5000	Management Contract	1,750.00	1,900.00	150.00	22,800.00
-	250.00	250.00	5030	Audit/Accounting Fees	-	250.00	250.00	3,000.00
146.00	333.33	187.33	5040	Legal - General	146.00	333.33	187.33	4,000.00
(610.00)	-	610.00	5045	Legal - Collections	(610.00)	-	610.00	-
(497.00)	-	497.00	5049	Legal - Reimbursable	(497.00)	-	497.00	-
-	41.67	41.67	5050	Profesional Fees - Other	-	41.67	41.67	500.00
558.50	375.00	(183.50)	5095	Administration	558.50	375.00	(183.50)	4,500.00
-	11.67	11.67	5096	Online Meeting Expense	-	11.67	11.67	140.00
<u>1,347.50</u>	<u>2,911.67</u>	<u>1,564.17</u>	<b>Total ADMINISTRATIVE EXPENSES</b>		<u>1,347.50</u>	<u>2,911.67</u>	<u>1,564.17</u>	<u>34,940.00</u>
<b>INSURANCE</b>								
7,916.43	8,125.00	208.57	5100	Insurance Property/Liability	7,916.43	8,125.00	208.57	97,500.00
<u>7,916.43</u>	<u>8,125.00</u>	<u>208.57</u>	<b>Total INSURANCE</b>		<u>7,916.43</u>	<u>8,125.00</u>	<u>208.57</u>	<u>97,500.00</u>
<b>LANDSCAPING</b>								
1,651.00	1,651.00	-	5600	Lawn Contract	1,651.00	1,651.00	-	19,812.00
-	125.00	125.00	5610	Landscaping	-	125.00	125.00	1,500.00
-	312.50	312.50	5650	Sprinkler Repair	-	312.50	312.50	3,750.00
<u>1,651.00</u>	<u>2,088.50</u>	<u>437.50</u>	<b>Total LANDSCAPING</b>		<u>1,651.00</u>	<u>2,088.50</u>	<u>437.50</u>	<u>25,062.00</u>
<b>UTILITIES</b>								
173.73	175.00	1.27	6010	Electricity	173.73	175.00	1.27	2,100.00
14,589.38	10,166.67	(4,422.71)	6030	Water/Sewer	14,589.38	10,166.67	(4,422.71)	122,000.00
1,398.70	1,399.00	0.30	6065	Trash	1,398.70	1,399.00	0.30	16,788.00
186.18	195.83	9.65	6070	Telephone	186.18	195.83	9.65	2,350.00
<u>16,347.99</u>	<u>11,936.50</u>	<u>(4,411.49)</u>	<b>Total UTILITIES</b>		<u>16,347.99</u>	<u>11,936.50</u>	<u>(4,411.49)</u>	<u>143,238.00</u>
<b>REPAIRS &amp; MAINTENANCE</b>								
90.00	416.67	326.67	6500	General Repairs & Maint	90.00	416.67	326.67	5,000.00
-	416.67	416.67	6511	Gutter Maintenance	-	416.67	416.67	5,000.00
-	416.67	416.67	6512	Gate Repairs & Maint	-	416.67	416.67	5,000.00
-	166.67	166.67	6525	Fence Repairs & Maint	-	166.67	166.67	2,000.00
-	20.83	20.83	6535	Signage/Sign Repairs	-	20.83	20.83	250.00
-	41.67	41.67	6540	Pest Control	-	41.67	41.67	500.00
526.00	416.67	(109.33)	6545	Pet Waste	526.00	416.67	(109.33)	5,000.00
65.00	62.50	(2.50)	6554	Electrical/Light Repairs & Maint	65.00	62.50	(2.50)	750.00
-	166.67	166.67	6575	Alarms & Cameras	-	166.67	166.67	2,000.00
275.00	1,000.00	725.00	6590	Snow Removal	275.00	1,000.00	725.00	12,000.00

### Income Statement - Operating

Cima Vista Condominiums Homeowners Association

1/1/2022 - 1/31/2022

Date: 3/7/2022  
 Time: 8:17 am  
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Current Period			Year-to-date			Annual Budget	
Actual	Budget	Variance		Actual	Budget	Variance	
\$-	\$83.33	\$83.33	6595 Street Repair/Sweep	\$-	\$83.33	\$83.33	\$1,000.00
956.00	3,208.35	2,252.35	<b>Total REPAIRS &amp; MAINTENANCE</b>	956.00	3,208.35	2,252.35	38,500.00
			<b>RESERVE CONTRIBUTIONS</b>				
-	5,641.33	5,641.33	6900 Reserve Contribution	-	5,641.33	5,641.33	67,696.00
-	5,641.33	5,641.33	<b>Total RESERVE CONTRIBUTIONS</b>	0.00	5,641.33	5,641.33	67,696.00
28,218.92	33,911.35	5,692.43	<b>TOTAL OPERATING EXPENSE</b>	28,218.92	33,911.35	5,692.43	406,936.00
6,151.08	301.98	5,849.10	<b>Net Operating Income</b>	6,151.08	301.98	5,849.10	3,624.00
\$6,151.08	\$301.98	\$5,849.10	<b>COMBINED NET INCOME</b>	\$6,151.08	\$301.98	\$5,849.10	\$3,624.00