

Assets

CASH - OPERATING

10-1000-00 South State - Operating 5385 \$2,444.04

Total CASH - OPERATING: \$2,444.04

CASH - RESERVE

12-1200-00 South State - Reserve 5388 72,709.46

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

12-2222-00 RBC - Securities 259,266.19

Total CASH - RESERVE: \$352,117.23

ACCOUNTS RECEIVABLE

14-1400-00 Accounts Receivable - Homeowner 52,018.17

Total ACCOUNTS RECEIVABLE: \$52,018.17

Total Assets: \$406,579.44

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00 Accounts Payable 18,615.08

20-2100-00 Prepaid Assessments 11,066.70

Total CURRENT LIABILITIES: \$29,681.78

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 347.27

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

Total RESERVE FUNDS: \$352,117.23

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 8,020.84

\$8,020.84

Total Liabilities & Equity: \$406,579.44

Income Statement - Operating
Cima Vista Condominiums Homeowners Association
3/1/2022 - 3/31/2022

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	\$102,960.00	\$102,240.00	\$720.00	\$408,960.00
4020-00 Late Fees	1,325.00	83.33	1,241.67	2,875.00	249.99	2,625.01	1,000.00
4025-00 Late Fee Interest	221.72	-	221.72	221.72	-	221.72	-
4030-00 Fines Income	-	41.67	(41.67)	-	125.01	(125.01)	500.00
4065-00 Keys & Remote Income	-	8.33	(8.33)	-	24.99	(24.99)	100.00
4075-00 Pet Registration Income	-	-	-	50.00	-	50.00	-
Total INCOME	\$35,866.72	\$34,213.33	\$1,653.39	\$106,106.72	\$102,639.99	\$3,466.73	\$410,560.00
Total OPERATING INCOME	\$35,866.72	\$34,213.33	\$1,653.39	\$106,106.72	\$102,639.99	\$3,466.73	\$410,560.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Contract	1,750.00	1,900.00	150.00	5,250.00	5,700.00	450.00	22,800.00
5030-00 Audit/Accounting Fees	-	250.00	250.00	-	750.00	750.00	3,000.00
5040-00 Legal - General	200.00	333.33	133.33	1,618.50	999.99	(618.51)	4,000.00
5045-00 Legal - Collections	(1,680.00)	-	1,680.00	(2,730.00)	-	2,730.00	-
5049-00 Legal - Reimbursable	(242.50)	-	242.50	(903.00)	-	903.00	-
5050-00 Professional Fees - Other	-	41.67	41.67	-	125.01	125.01	500.00
5095-00 Administration	647.65	375.00	(272.65)	1,350.05	1,125.00	(225.05)	4,500.00
5096-00 Online Meeting Expense	-	11.67	11.67	-	35.01	35.01	140.00
Total ADMINISTRATIVE EXPENSES	\$675.15	\$2,911.67	\$2,236.52	\$4,585.55	\$8,735.01	\$4,149.46	\$34,940.00
INSURANCE							
5100-00 Insurance Property/Liability	8,974.92	8,125.00	(849.92)	25,911.27	24,375.00	(1,536.27)	97,500.00
Total INSURANCE	\$8,974.92	\$8,125.00	(\$849.92)	\$25,911.27	\$24,375.00	(\$1,536.27)	\$97,500.00
LANDSCAPING							
5600-00 Lawn Contract	1,651.00	1,651.00	-	4,953.00	4,953.00	-	19,812.00
5610-00 Landscaping	-	125.00	125.00	-	375.00	375.00	1,500.00
5650-00 Sprinkler Repair	-	312.50	312.50	-	937.50	937.50	3,750.00
Total LANDSCAPING	\$1,651.00	\$2,088.50	\$437.50	\$4,953.00	\$6,265.50	\$1,312.50	\$25,062.00
UTILITIES							
6010-00 Electricity	23.22	175.00	151.78	368.68	525.00	156.32	2,100.00
6030-00 Water/Sewer	9,789.86	10,166.67	376.81	34,256.96	30,500.01	(3,756.95)	122,000.00
6065-00 Trash	1,398.70	1,399.00	0.30	4,196.10	4,197.00	0.90	16,788.00
6070-00 Telephone	185.74	195.83	10.09	557.66	587.49	29.83	2,350.00
Total UTILITIES	\$11,397.52	\$11,936.50	\$538.98	\$39,379.40	\$35,809.50	(\$3,569.90)	\$143,238.00
REPAIRS & MAINTENANCE							
6500-00 General Repairs & Maint	-	416.67	416.67	90.00	1,250.01	1,160.01	5,000.00
6511-00 Gutter Maintenance	589.00	416.67	(172.33)	589.00	1,250.01	661.01	5,000.00
6512-00 Gate Repairs & Maint	-	416.67	416.67	97.50	1,250.01	1,152.51	5,000.00
6525-00 Fence Repairs & Maint	-	166.67	166.67	-	500.01	500.01	2,000.00
6535-00 Signage/Sign Repairs	-	20.83	20.83	-	62.49	62.49	250.00
6540-00 Pest Control	-	41.67	41.67	-	125.01	125.01	500.00
6545-00 Pet Waste	-	416.67	416.67	1,075.00	1,250.01	175.01	5,000.00
6554-00 Electrical/Light Repairs & Maint	-	62.50	62.50	65.00	187.50	122.50	750.00
6575-00 Alarms & Cameras	-	166.67	166.67	-	500.01	500.01	2,000.00
6590-00 Snow Removal	1,922.50	1,000.00	(922.50)	10,057.50	3,000.00	(7,057.50)	12,000.00
6595-00 Street Repair/Sweep	-	83.33	83.33	-	249.99	249.99	1,000.00
Total REPAIRS & MAINTENANCE	\$2,511.50	\$3,208.35	\$696.85	\$11,974.00	\$9,625.05	(\$2,348.95)	\$38,500.00
RESERVE CONTRIBUTIONS							
6900-00 Reserve Contribution	11,282.66	5,641.33	(5,641.33)	11,282.66	16,923.99	5,641.33	67,696.00
Total RESERVE CONTRIBUTIONS	\$11,282.66	\$5,641.33	(\$5,641.33)	\$11,282.66	\$16,923.99	\$5,641.33	\$67,696.00
Total OPERATING EXPENSE	\$36,492.75	\$33,911.35	(\$2,581.40)	\$98,085.88	\$101,734.05	\$3,648.17	\$406,936.00
Net Income:	(\$626.03)	\$301.98	(\$928.01)	\$8,020.84	\$905.94	\$7,114.90	\$3,624.00