

East Mountain Owners Association

Balance Sheet For 10/31/2022

Assets

ESTM CIT - CHECKING	\$21,430.66
ESTM CIT - RESERVE	\$122,631.98
A/R	\$1,196.49

Total Assets

	<u>\$145,259.13</u>
Total Assets	<u><u>\$145,259.13</u></u>

Liability

Owner Refund	\$4,009.25
Reserve Liability (Short-term)	\$6,285.06
Reserve Liability (Long-term)	\$136,627.01
Prepaid Assessments	\$1,955.67

Total Liability\$148,876.99**Capital**

Retained Earnings	\$14,719.32
Net income	(\$18,337.18)

Total Capital(\$3,617.86)**Total Liabilities / Equity**\$145,259.13

East Mountain Owners Association

Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40001 - Assessments - Monthly	3,492.00	3,492.00	-	34,920.00	34,920.00	-	41,904.00
40131 - Operating Interest	1.28	-	1.28	10.24	-	10.24	-
40165 - Late Fees	15.00	-	15.00	145.00	-	145.00	-
40183 - Admin Setup Fee	-	-	-	(700.00)	-	(700.00)	-
40185 - Reinvestment Fees	-	-	-	132.00	-	132.00	-
40200 - Collection Fees	(225.00)	-	(225.00)	(75.00)	-	(75.00)	-
40225 - Late Notice Fee	15.00	-	15.00	-	-	-	-
Total Income	3,298.28	3,492.00	(193.72)	34,432.24	34,920.00	(487.76)	41,904.00
Total Income	3,298.28	3,492.00	(193.72)	34,432.24	34,920.00	(487.76)	41,904.00
Operating Expense							
Expense							
50100 - Fees (Bank,Licensing,Etc.)	10.00	12.50	2.50	110.00	125.00	15.00	150.00
50110 - Copies & Postage	54.90	75.00	20.10	715.30	750.00	34.70	900.00
50125 - Management Fees	604.64	604.67	.03	6,046.40	6,046.70	.30	7,256.00
50155 - Professional Services (Legal, Acct, Tax Prep)	-	41.67	41.67	575.00	416.70	(158.30)	500.00
50170 - Social	-	-	-	126.08	-	(126.08)	-
50300 - Insurance	-	283.33	283.33	2,796.02	2,833.30	37.28	3,400.00
50600 - Bad Debt	-	-	-	36.00	-	(36.00)	-
65000 - Maintenance & Repairs	-	-	-	2,429.21	-	(2,429.21)	-
66800 - Landscaping	1,196.83	916.67	(280.16)	9,393.81	9,166.70	(227.11)	11,000.00
66835 - Landscaping - Repairs	551.25	250.00	(301.25)	5,677.31	2,500.00	(3,177.31)	3,000.00
66855 - Tree Trimming	9,025.07	-	(9,025.07)	9,025.07	-	(9,025.07)	-
68300 - Snow Removal	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
68310 - Snow Removal - Ice Melt & Salt	-	-	-	4,990.00	-	(4,990.00)	-
69000 - Transfer To Reserve	6,285.06	349.17	(5,935.89)	6,285.06	3,491.70	(2,793.36)	4,190.00
70300 - : Electricity - Sprinkler Meters	1,622.22	-	(1,622.22)	4,814.54	-	(4,814.54)	-
70900 - Water & Sewer	-	645.67	645.67	-	6,456.70	6,456.70	7,748.00
80000 - Reserve Expense	-	63.33	63.33	-	633.30	633.30	760.00
Total Expense	19,349.97	3,492.01	(15,857.96)	53,019.80	34,920.10	(18,099.70)	41,904.00
Total Expense	19,349.97	3,492.01	(15,857.96)	53,019.80	34,920.10	(18,099.70)	41,904.00
Operating Net Total	(16,051.69)	(.01)	(16,051.68)	(18,587.56)	(.10)	(18,587.46)	-

East Mountain Owners Association

Statement of Revenues and Expenses 10/1/2022 - 10/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
40130 - Interest - Savings	35.87	-	35.87	250.38	-	250.38	-
Total Income	35.87	-	35.87	250.38	-	250.38	-
Total Income	35.87	-	35.87	250.38	-	250.38	-
Reserve Net Total	35.87	-	35.87	250.38	-	250.38	-
Net Total	(16,015.82)	(.01)	(16,015.81)	(18,337.18)	(.10)	(18,337.08)	-