

Eastwood Association
Balance Sheet
Period Through: 12/31/2021

Assets

Operating Cash		
102 - CIT Bank-Operating	\$25,567.11	
Operating Cash Total	<u>\$25,567.11</u>	
Reserve Cash		
103 - US Bank-Reserve	\$180.98	
Reserve Cash Total	<u>\$180.98</u>	
Other Asset		
120 - Accounts Receivable-Assessment	\$11,182.00	
121 - Allowance for Bad Debt	(\$9,892.00)	
Other Asset Total	<u>\$1,290.00</u>	
Assets Total		<u><u>\$27,038.09</u></u>

Liabilities and Equity

Liabilities		
210 - Prepaid Assessment	\$8,689.00	
Liabilities Total	<u>\$8,689.00</u>	
Operating Equity		
301 - Homeowners Equity	\$4,351.98	
Operating Current Year Surplus/Deficit	\$13,997.11	
Operating Equity Total	<u>\$18,349.09</u>	
Liabilities & Equity Total		<u><u>\$27,038.09</u></u>

Eastwood Association
Budget Comparison Report
12/1/2021 - 12/31/2021

	12/1/2021 - 12/31/2021			1/1/2021 - 12/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$5,502.00	\$5,502.00	\$0.00	\$66,024.00	\$66,024.00	\$0.00	\$66,024.00
410 - Late Charges	\$175.00	\$4.00	\$171.00	\$1,150.00	\$48.00	\$1,102.00	\$48.00
430 - Legal/Collection Fees Charged to Owners	\$0.00	\$0.00	\$0.00	\$377.64	\$0.00	\$377.64	\$0.00
434 - Fines Charged	\$0.00	\$0.00	\$0.00	(\$1,125.00)	\$0.00	(\$1,125.00)	\$0.00
461 - Interest Operating Acct	\$3.01	\$0.00	\$3.01	\$26.54	\$0.00	\$26.54	\$0.00
<u>Total Income</u>	\$5,680.01	\$5,506.00	\$174.01	\$66,453.18	\$66,072.00	\$381.18	\$66,072.00
Total Income	\$5,680.01	\$5,506.00	\$174.01	\$66,453.18	\$66,072.00	\$381.18	\$66,072.00
Expense							
<u>Admin Expenses</u>							
502 - Management	\$750.00	\$750.00	\$0.00	\$9,000.00	\$9,000.00	\$0.00	\$9,000.00
504 - Legal/Collections	\$0.00	\$861.00	\$861.00	\$6,207.97	\$10,332.00	\$4,124.03	\$10,332.00
505 - Office Supplies	\$383.25	\$350.00	(\$33.25)	\$2,416.53	\$4,200.00	\$1,783.47	\$4,200.00
581 - Insurance	\$331.32	\$160.00	(\$171.32)	\$1,965.77	\$1,920.00	(\$45.77)	\$1,920.00
593 - Bad Debt	\$0.00	\$0.00	\$0.00	\$1,600.00	\$0.00	(\$1,600.00)	\$0.00
594 - Community Events	\$40.95	\$110.00	\$69.05	\$40.95	\$1,320.00	\$1,279.05	\$1,320.00
597 - Website Admin	\$0.00	\$10.00	\$10.00	\$0.00	\$120.00	\$120.00	\$120.00
<u>Total Admin Expenses</u>	\$1,505.52	\$2,241.00	\$735.48	\$21,231.22	\$26,892.00	\$5,660.78	\$26,892.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$826.82	\$850.00	\$23.18	\$8,970.29	\$10,200.00	\$1,229.71	\$10,200.00
514 - Electricity	\$44.55	\$64.00	\$19.45	\$537.84	\$768.00	\$230.16	\$768.00
<u>Total Electric/Water/Other Utilities</u>	\$871.37	\$914.00	\$42.63	\$9,508.13	\$10,968.00	\$1,459.87	\$10,968.00
<u>Maintenance/Repair</u>							
531 - Yard Maint (Gardener)	\$1,281.00	\$1,281.00	\$0.00	\$15,372.00	\$15,372.00	\$0.00	\$15,372.00
532 - Extra Yard Maintenance	\$0.00	\$417.00	\$417.00	\$983.71	\$5,004.00	\$4,020.29	\$5,004.00
533 - Grass Seed/Fertilizer	\$0.00	\$75.00	\$75.00	\$0.00	\$900.00	\$900.00	\$900.00
535 - Sprinkler Repairs	\$297.09	\$100.00	(\$197.09)	\$684.37	\$1,200.00	\$515.63	\$1,200.00
536 - Tree Maintenance	\$0.00	\$400.00	\$400.00	\$3,700.00	\$4,800.00	\$1,100.00	\$4,800.00
544 - Repairs & Maintenance	\$0.00	\$50.00	\$50.00	\$447.50	\$600.00	\$152.50	\$600.00
546 - Backflow	\$0.00	\$0.00	\$0.00	\$125.00	\$0.00	(\$125.00)	\$0.00
<u>Total Maintenance/Repair</u>	\$1,578.09	\$2,323.00	\$744.91	\$21,312.58	\$27,876.00	\$6,563.42	\$27,876.00
<u>Other Expenses</u>							
596 - Income Tax/Tax Prep	\$0.00	\$28.00	\$28.00	\$355.00	\$336.00	(\$19.00)	\$336.00
599 - Miscellaneous Expenses	\$30.00	\$0.00	(\$30.00)	\$49.14	\$0.00	(\$49.14)	\$0.00
<u>Total Other Expenses</u>	\$30.00	\$28.00	(\$2.00)	\$404.14	\$336.00	(\$68.14)	\$336.00
Total Expense	\$3,984.98	\$5,506.00	\$1,521.02	\$52,456.07	\$66,072.00	\$13,615.93	\$66,072.00
Operating Net Income	\$1,695.03	\$0.00	\$1,695.03	\$13,997.11	\$0.00	\$13,997.11	\$0.00
Net Income	\$1,695.03	\$0.00	\$1,695.03	\$13,997.11	\$0.00	\$13,997.11	\$0.00