

**Balance Sheet**Metzler Ranch Filing No.1 HOA  
End Date: 04/30/2023Date: 5/9/2023  
Time: 6:30 pm  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash</b>			
Operating Account - Enterprise Bank	\$ 46,464.90	\$ -	\$ 46,464.90
<b>Total: Cash</b>	<b>\$ 46,464.90</b>	<b>\$ -</b>	<b>\$ 46,464.90</b>
<b>Reserves</b>			
Reserve Account - Enterprise Bank	-	103,449.84	103,449.84
<b>Total: Reserves</b>	<b>\$ -</b>	<b>\$ 103,449.84</b>	<b>\$ 103,449.84</b>
<b>Accounts Receivable</b>			
Accounts Receivable	10,834.67	-	10,834.67
<b>Total: Accounts Receivable</b>	<b>\$ 10,834.67</b>	<b>\$ -</b>	<b>\$ 10,834.67</b>
<b>Total: Assets</b>	<b>\$ 57,299.57</b>	<b>\$ 103,449.84</b>	<b>\$ 160,749.41</b>
<b>Liabilities &amp; Equity</b>			
<b>Liabilities</b>			
Accounts Payable	671.40	-	671.40
Homeowner Escrows Held	750.00	-	750.00
Prepaid Assessments	7,558.00	-	7,558.00
<b>Total: Liabilities</b>	<b>\$ 8,979.40</b>	<b>\$ -</b>	<b>\$ 8,979.40</b>
<b>Equity</b>			
Operating Fund Balance	4,729.80	-	4,729.80
Reserve Fund Balance	-	98,534.72	98,534.72
<b>Total: Equity</b>	<b>\$ 4,729.80</b>	<b>\$ 98,534.72</b>	<b>\$ 103,264.52</b>
Net Income Gain/Loss	-	4,915.12	4,915.12
Net Income Gain/Loss	43,590.37	-	43,590.37
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 57,299.57</b>	<b>\$ 103,449.84</b>	<b>\$ 160,749.41</b>



## Income Statement - Operating

Metzler Ranch Filing No.1 HOA  
04/01/2023 to 04/30/2023

Date: 5/9/2023

Time: 6:30 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
6300-00 Homeowner Assessment Income	\$49,155.00	\$49,155.00	\$-	\$98,310.00	\$98,310.00	\$-	\$196,620.00
6309-00 Underdrain Lot Assessment	3,906.00	3,906.00	-	7,812.00	7,812.00	-	15,624.00
6315-00 Priority Lien	-	-	-	262.00	-	262.00	-
6345-00 Lates, Legals & Fines	245.00	291.00	(46.00)	731.30	1,167.00	(435.70)	3,500.00
6350-00 Interest	16.06	-	16.06	16.30	-	16.30	-
<b>Total Income</b>	<b>\$53,322.06</b>	<b>\$53,352.00</b>	<b>(\$29.94)</b>	<b>\$107,131.60</b>	<b>\$107,289.00</b>	<b>(\$157.40)</b>	<b>\$215,744.00</b>
<b>Total OPERATING INCOME</b>	<b>\$53,322.06</b>	<b>\$53,352.00</b>	<b>(\$29.94)</b>	<b>\$107,131.60</b>	<b>\$107,289.00</b>	<b>(\$157.40)</b>	<b>\$215,744.00</b>
<b>OPERATING EXPENSE</b>							
<b>Community Expenses</b>							
6400-00 Water Service	452.18	415.00	(37.18)	1,778.37	1,660.00	(118.37)	27,000.00
6406-00 Electric Service	488.40	475.00	(13.40)	1,957.92	1,928.00	(29.92)	5,750.00
6410-00 Trash Removal / Recycling	6,464.69	6,658.00	193.31	25,858.76	26,636.00	777.24	79,905.00
6412-00 Snow Removal	-	-	-	8,747.50	2,000.00	(6,747.50)	3,000.00
6420-00 Landscape Contract & Maintenance	2,095.00	2,583.00	488.00	8,380.00	8,833.00	453.00	27,900.00
6422-00 Sprinkler/Irrigation Repairs	-	225.00	225.00	224.83	225.00	0.17	1,975.00
6427-00 Pet Station Maintenance	90.00	104.00	14.00	445.00	416.00	(29.00)	1,250.00
6444-00 Miscellaneous	-	25.00	25.00	-	100.00	100.00	300.00
6460-00 Fence Maintenance/Repairs	-	500.00	500.00	-	500.00	500.00	1,000.00
6499-00 Holiday Lighting	-	-	-	-	1,500.00	1,500.00	4,000.00
<b>Total Community Expenses</b>	<b>\$9,590.27</b>	<b>\$10,985.00</b>	<b>\$1,394.73</b>	<b>\$47,392.38</b>	<b>\$43,798.00</b>	<b>(\$3,594.38)</b>	<b>\$152,080.00</b>
<b>Admin Expenses</b>							
6505-00 Legal Services - General	-	500.00	500.00	150.00	500.00	350.00	1,000.00
6508-00 Legal Fee - Collections	138.00	250.00	112.00	324.00	650.00	326.00	2,500.00
6510-00 Audit/Income Taxes	-	-	-	-	-	-	1,000.00
6515-00 Professional Fees/ Other	1,950.00	1,950.00	-	6,000.00	7,800.00	1,800.00	23,400.00
6520-00 Insurance Coverage	-	-	-	-	7,600.00	7,600.00	7,600.00
6530-00 General Admin	191.05	138.00	(53.05)	674.85	1,013.00	338.15	3,500.00
6532-00 Website	-	30.00	30.00	-	125.00	125.00	375.00
6590-00 Bad Debt	-	41.00	41.00	-	166.00	166.00	500.00
<b>Total Admin Expenses</b>	<b>\$2,279.05</b>	<b>\$2,909.00</b>	<b>\$629.95</b>	<b>\$7,148.85</b>	<b>\$17,854.00</b>	<b>\$10,705.15</b>	<b>\$39,875.00</b>
<b>Contributions</b>							
7500-00 Reserve Contributions	4,500.00	4,500.00	-	9,000.00	9,000.00	-	18,000.00
<b>Total Contributions</b>	<b>\$4,500.00</b>	<b>\$4,500.00</b>	<b>\$-</b>	<b>\$9,000.00</b>	<b>\$9,000.00</b>	<b>\$0.00</b>	<b>\$18,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$16,369.32</b>	<b>\$18,394.00</b>	<b>\$2,024.68</b>	<b>\$63,541.23</b>	<b>\$70,652.00</b>	<b>\$7,110.77</b>	<b>\$209,955.00</b>
<b>Net Income:</b>	<b>\$36,952.74</b>	<b>\$34,958.00</b>	<b>\$1,994.74</b>	<b>\$43,590.37</b>	<b>\$36,637.00</b>	<b>\$6,953.37</b>	<b>\$5,789.00</b>



**Income Statement - Reserve**  
 Metzler Ranch Filing No.1 HOA  
 04/01/2023 to 04/30/2023

Date: 5/9/2023  
 Time: 6:30 pm  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>Reserve Income</b>							
8000-02 Reserve Contribution	\$-	\$-	\$-	\$4,500.00	\$4,500.00	\$-	\$18,000.00
8150-02 Reserve Interest	125.26	-	125.26	415.12	-	415.12	-
<b>Total Reserve Income</b>	<u>\$125.26</u>	<u>\$-</u>	<u>\$125.26</u>	<u>\$4,915.12</u>	<u>\$4,500.00</u>	<u>\$415.12</u>	<u>\$18,000.00</u>
<b>Total RESERVE INCOME</b>	<u>\$125.26</u>	<u>\$-</u>	<u>\$125.26</u>	<u>\$4,915.12</u>	<u>\$4,500.00</u>	<u>\$415.12</u>	<u>\$18,000.00</u>
<b>Net Reserve:</b>	<u>\$125.26</u>	<u>\$0.00</u>	<u>\$125.26</u>	<u>\$4,915.12</u>	<u>\$4,500.00</u>	<u>\$415.12</u>	<u>\$18,000.00</u>