

**Balance Sheet**Metzler Ranch Filing No.1 HOA  
End Date: 01/31/2023Date: 2/16/2023  
Time: 4:47 pm  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash</b>			
Operating Account - Enterprise Bank	\$ 12,247.82	\$ -	\$ 12,247.82
<b>Total: Cash</b>	<b>\$ 12,247.82</b>	<b>\$ -</b>	<b>\$ 12,247.82</b>
<b>Reserves</b>			
Reserve Account - Enterprise Bank	-	98,630.96	98,630.96
<b>Total: Reserves</b>	<b>\$ -</b>	<b>\$ 98,630.96</b>	<b>\$ 98,630.96</b>
<b>Accounts Receivable</b>			
Accounts Receivable	(19,418.20)	-	(19,418.20)
<b>Total: Accounts Receivable</b>	<b>\$(19,418.20)</b>	<b>\$ -</b>	<b>\$(19,418.20)</b>
<b>Total: Assets</b>	<b>\$(7,170.38)</b>	<b>\$ 98,630.96</b>	<b>\$ 91,460.58</b>
<b>Liabilities &amp; Equity</b>			
<b>Liabilities</b>			
Accounts Payable	5,058.88	-	5,058.88
Homeowner Escrows Held	750.00	-	750.00
Prepaid Assessments	5,888.00	-	5,888.00
<b>Total: Liabilities</b>	<b>\$ 11,696.88</b>	<b>\$ -</b>	<b>\$ 11,696.88</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	-	96.24	96.24
Net Income Gain/Loss	(23,597.06)	-	(23,597.06)
<b>Total: Liabilities &amp; Equity</b>	<b>\$(7,170.38)</b>	<b>\$ 98,630.96</b>	<b>\$ 91,460.58</b>



## Income Statement - Operating

Metzler Ranch Filing No.1 HOA  
01/01/2023 to 01/31/2023

Date: 2/16/2023

Time: 4:47 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)	\$-	\$49,155.00	(\$49,155.00)	\$196,620.00
6309-00 Underdrain Lot Assessment	-	3,906.00	(3,906.00)	-	3,906.00	(3,906.00)	15,624.00
6345-00 Lates, Legals & Fines	48.00	292.00	(244.00)	48.00	292.00	(244.00)	3,500.00
6350-00 Interest	0.24	-	0.24	0.24	-	0.24	-
<b>Total Income</b>	<b>\$48.24</b>	<b>\$53,353.00</b>	<b>(\$53,304.76)</b>	<b>\$48.24</b>	<b>\$53,353.00</b>	<b>(\$53,304.76)</b>	<b>\$215,744.00</b>
<b>Total OPERATING INCOME</b>	<b>\$48.24</b>	<b>\$53,353.00</b>	<b>(\$53,304.76)</b>	<b>\$48.24</b>	<b>\$53,353.00</b>	<b>(\$53,304.76)</b>	<b>\$215,744.00</b>
<b>OPERATING EXPENSE</b>							
<b>Community Expenses</b>							
6400-00 Water Service	421.83	415.00	(6.83)	421.83	415.00	(6.83)	27,000.00
6406-00 Electric Service	490.88	498.00	7.12	490.88	498.00	7.12	5,750.00
6410-00 Trash Removal / Recycling	6,464.69	6,660.00	195.31	6,464.69	6,660.00	195.31	79,905.00
6412-00 Snow Removal	7,142.50	1,000.00	(6,142.50)	7,142.50	1,000.00	(6,142.50)	3,000.00
6420-00 Landscape Contract & Maintenance	2,095.00	2,083.00	(12.00)	2,095.00	2,083.00	(12.00)	27,900.00
6422-00 Sprinkler/Irrigation Repairs	-	-	-	-	-	-	1,975.00
6427-00 Pet Station Maintenance	110.00	104.00	(6.00)	110.00	104.00	(6.00)	1,250.00
6444-00 Miscellaneous	-	25.00	25.00	-	25.00	25.00	300.00
6460-00 Fence Maintenance/Repairs	-	-	-	-	-	-	1,000.00
6499-00 Holiday Lighting	-	1,500.00	1,500.00	-	1,500.00	1,500.00	4,000.00
<b>Total Community Expenses</b>	<b>\$16,724.90</b>	<b>\$12,285.00</b>	<b>(\$4,439.90)</b>	<b>\$16,724.90</b>	<b>\$12,285.00</b>	<b>(\$4,439.90)</b>	<b>\$152,080.00</b>
<b>Admin Expenses</b>							
6505-00 Legal Services - General	-	-	-	-	-	-	1,000.00
6508-00 Legal Fee - Collections	48.00	100.00	52.00	48.00	100.00	52.00	2,500.00
6510-00 Audit/Income Taxes	-	-	-	-	-	-	1,000.00
6515-00 Professional Fees/ Other	1,950.00	1,950.00	-	1,950.00	1,950.00	-	23,400.00
6520-00 Insurance Coverage	-	7,600.00	7,600.00	-	7,600.00	7,600.00	7,600.00
6530-00 General Admin	422.40	137.00	(285.40)	422.40	137.00	(285.40)	3,500.00
6532-00 Website	-	33.00	33.00	-	33.00	33.00	375.00
6590-00 Bad Debt	-	41.00	41.00	-	41.00	41.00	500.00
<b>Total Admin Expenses</b>	<b>\$2,420.40</b>	<b>\$9,861.00</b>	<b>\$7,440.60</b>	<b>\$2,420.40</b>	<b>\$9,861.00</b>	<b>\$7,440.60</b>	<b>\$39,875.00</b>
<b>Contributions</b>							
7500-00 Reserve Contributions	4,500.00	4,500.00	-	4,500.00	4,500.00	-	18,000.00
<b>Total Contributions</b>	<b>\$4,500.00</b>	<b>\$4,500.00</b>	<b>\$-</b>	<b>\$4,500.00</b>	<b>\$4,500.00</b>	<b>\$0.00</b>	<b>\$18,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$23,645.30</b>	<b>\$26,646.00</b>	<b>\$3,000.70</b>	<b>\$23,645.30</b>	<b>\$26,646.00</b>	<b>\$3,000.70</b>	<b>\$209,955.00</b>
<b>Net Income:</b>	<b>(\$23,597.06)</b>	<b>\$26,707.00</b>	<b>(\$50,304.06)</b>	<b>(\$23,597.06)</b>	<b>\$26,707.00</b>	<b>(\$50,304.06)</b>	<b>\$5,789.00</b>



**Income Statement - Reserve**

Metzler Ranch Filing No.1 HOA  
01/01/2023 to 01/31/2023

Date: 2/16/2023

Time: 4:47 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	\$-	\$-	\$-	\$-	\$-	\$-	\$18,000.00
8150-02 Reserve Interest	96.24	-	96.24	96.24	-	96.24	-
<b>Total Reserve Income</b>	<u>\$96.24</u>	<u>\$-</u>	<u>\$96.24</u>	<u>\$96.24</u>	<u>\$-</u>	<u>\$96.24</u>	<u>\$18,000.00</u>
<b>Total RESERVE INCOME</b>	<u>\$96.24</u>	<u>\$-</u>	<u>\$96.24</u>	<u>\$96.24</u>	<u>\$-</u>	<u>\$96.24</u>	<u>\$18,000.00</u>
<b>Net Reserve:</b>	<u>\$96.24</u>	<u>\$0.00</u>	<u>\$96.24</u>	<u>\$96.24</u>	<u>\$0.00</u>	<u>\$96.24</u>	<u>\$18,000.00</u>