

**Balance Sheet**Metzler Ranch Filing No.1 HOA
End Date: 07/31/2023Date: 8/11/2023
Time: 10:37 am
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	Operating	Reserve	Total
Assets			
Cash			
Operating Account - Enterprise Bank	\$ 43,343.33	\$ -	\$ 43,343.33
Total: Cash	\$ 43,343.33	\$ -	\$ 43,343.33
Reserves			
Reserve Account - First Bank	-	70,005.27	70,005.27
Reserve Account - Enterprise Bank	-	38,149.53	38,149.53
Total: Reserves	\$ -	\$ 108,154.80	\$ 108,154.80
Accounts Receivable			
Accounts Receivable	13,096.08	-	13,096.08
Total: Accounts Receivable	\$ 13,096.08	\$ -	\$ 13,096.08
Other Assets			
Opr: Due from Reserve Fund	2,600.00	-	2,600.00
Total: Other Assets	\$ 2,600.00	\$ -	\$ 2,600.00
Total: Assets	\$ 59,039.41	\$ 108,154.80	\$ 167,194.21
Liabilities & Equity			
Liabilities			
Accounts Payable	1,345.15	-	1,345.15
Homeowner Escrows Held	750.00	-	750.00
Res: Due to Operating Fund	-	2,600.00	2,600.00
Prepaid Assessments	6,488.33	-	6,488.33
Total: Liabilities	\$ 8,583.48	\$ 2,600.00	\$ 11,183.48
Equity			
Operating Fund Balance	4,729.80	-	4,729.80
Reserve Fund Balance	-	98,534.72	98,534.72
Total: Equity	\$ 4,729.80	\$ 98,534.72	\$ 103,264.52
Net Income Gain/Loss	-	7,020.08	7,020.08
Net Income Gain/Loss	45,726.13	-	45,726.13
Total: Liabilities & Equity	\$ 59,039.41	\$ 108,154.80	\$ 167,194.21



Income Statement - Operating

Metzler Ranch Filing No.1 HOA
07/01/2023 to 07/31/2023

Date: 8/11/2023

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
6300-00 Homeowner Assessment Income	\$49,355.00	\$49,155.00	\$200.00	\$147,745.00	\$147,465.00	\$280.00	\$196,620.00
6309-00 Underdrain Lot Assessment	3,906.00	3,906.00	-	11,718.00	11,718.00	-	15,624.00
6315-00 Priority Lien	-	-	-	262.00	-	262.00	-
6345-00 Lates, Legals & Fines	330.00	291.00	39.00	2,655.30	2,042.00	613.30	3,500.00
6350-00 Interest	22.13	-	22.13	110.42	-	110.42	-
Total Income	\$53,613.13	\$53,352.00	\$261.13	\$162,490.72	\$161,225.00	\$1,265.72	\$215,744.00
Total OPERATING INCOME	\$53,613.13	\$53,352.00	\$261.13	\$162,490.72	\$161,225.00	\$1,265.72	\$215,744.00
OPERATING EXPENSE							
Community Expenses							
6400-00 Water Service	1,700.10	4,300.00	2,599.90	5,277.72	10,660.00	5,382.28	27,000.00
6406-00 Electric Service	488.75	475.00	(13.75)	3,423.98	3,353.00	(70.98)	5,750.00
6410-00 Trash Removal / Recycling	6,724.49	6,660.00	(64.49)	45,772.43	46,614.00	841.57	79,905.00
6412-00 Snow Removal	-	-	-	8,747.50	2,000.00	(6,747.50)	3,000.00
6420-00 Landscape Contract & Maintenance	1,824.20	2,583.00	758.80	14,665.00	16,583.00	1,918.00	27,900.00
6422-00 Sprinkler/Irrigation Repairs	3,129.52	450.00	(2,679.52)	6,034.88	1,425.00	(4,609.88)	1,975.00
6427-00 Pet Station Maintenance	180.00	104.00	(76.00)	715.00	728.00	13.00	1,250.00
6444-00 Miscellaneous	-	25.00	25.00	-	175.00	175.00	300.00
6460-00 Fence Maintenance/Repairs	-	-	-	-	1,000.00	1,000.00	1,000.00
6499-00 Holiday Lighting	-	-	-	3,720.00	1,500.00	(2,220.00)	4,000.00
Total Community Expenses	\$14,047.06	\$14,597.00	\$549.94	\$88,356.51	\$84,038.00	(\$4,318.51)	\$152,080.00
Admin Expenses							
6505-00 Legal Services - General	120.00	-	(120.00)	360.00	500.00	140.00	1,000.00
6508-00 Legal Fee - Collections	-	325.00	325.00	466.00	1,450.00	984.00	2,500.00
6510-00 Audit/Income Taxes	-	-	-	-	1,000.00	1,000.00	1,000.00
6515-00 Professional Fees/ Other	1,950.00	1,950.00	-	11,850.00	13,650.00	1,800.00	23,400.00
6520-00 Insurance Coverage	-	-	-	-	7,600.00	7,600.00	7,600.00
6530-00 General Admin	26.20	138.00	111.80	2,232.08	1,888.00	(344.08)	3,500.00
6532-00 Website	-	32.00	32.00	-	220.00	220.00	375.00
6590-00 Bad Debt	-	41.00	41.00	-	291.00	291.00	500.00
Total Admin Expenses	\$2,096.20	\$2,486.00	\$389.80	\$14,908.08	\$26,599.00	\$11,690.92	\$39,875.00
Contributions							
7500-00 Reserve Contributions	4,500.00	4,500.00	-	13,500.00	13,500.00	-	18,000.00
Total Contributions	\$4,500.00	\$4,500.00	\$-	\$13,500.00	\$13,500.00	\$0.00	\$18,000.00
Total OPERATING EXPENSE	\$20,643.26	\$21,583.00	\$939.74	\$116,764.59	\$124,137.00	\$7,372.41	\$209,955.00
Net Income:	\$32,969.87	\$31,769.00	\$1,200.87	\$45,726.13	\$37,088.00	\$8,638.13	\$5,789.00



Income Statement - Reserve

Metzler Ranch Filing No.1 HOA
07/01/2023 to 07/31/2023

Date: 8/11/2023

Time: 10:37 am

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
8000-02 Reserve Contribution	\$-	\$-	\$-	\$9,000.00	\$9,000.00	\$-	\$18,000.00
8150-02 Reserve Interest	40.88	-	40.88	620.08	-	620.08	-
Total Reserve Income	\$40.88	\$-	\$40.88	\$9,620.08	\$9,000.00	\$620.08	\$18,000.00
Total RESERVE INCOME	\$40.88	\$-	\$40.88	\$9,620.08	\$9,000.00	\$620.08	\$18,000.00
RESERVE EXPENSE							
Reserve Expenses							
9500-03 Underdrain Reserve Drainage	-	-	-	2,600.00	-	(2,600.00)	-
Total Reserve Expenses	\$-	\$-	\$-	\$2,600.00	\$-	(\$2,600.00)	\$-
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$2,600.00	\$-	(\$2,600.00)	\$-
Net Reserve:	\$40.88	\$0.00	\$40.88	\$7,020.08	\$9,000.00	(\$1,979.92)	\$18,000.00