

Balance Sheet

Properties: Hamilton Place Townhomes HOA

As of: 06/30/2021

Accounting Basis: Accrual

ASSETS

Cash

Cash: Operating	\$	13,011.78
Cash: Reserves	\$	2,431.94
Total Cash	\$	15,443.72

Other Assets

Accounts Receivable	\$	4,537.24
Hamilton - Due from Operating	\$	488.65
Total Other Assets	\$	5,025.89

TOTAL ASSETS	\$	20,469.61
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LIABILITIES & CAPITAL

Liabilities

Association Fees Received in Advance	\$	1,446.00
Accounts Payable	\$	195.21
Loan from Developer	\$	25,000.00
Due To Reserve	\$	488.65
Reserves	\$	2,920.55
Total Liabilities	\$	30,050.41

Capital

Retained Earnings	\$	(3,499.63)
Year to Date - Income (Loss)	\$	(6,081.17)
Total Capital	\$	(9,580.80)

TOTAL LIABILITIES & CAPITAL	\$	20,469.61
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Annual Budget - Comparative

Properties: Hamilton Place Townhomes HOA - 975 6th Avenue South, Suite 101 Naples, FL 34102

As of: Jun 2021

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income							
Association Income	4,880.92	13,406.00	-8,525.08	18,415.36	80,436.00	-62,020.64	160,872.00
Reserves	0.00	2,500.00	-2,500.00	1,215.95	15,000.00	-13,784.05	30,000.00
Capital Contribution	1,441.00	0.00	1,441.00	3,848.00	0.00	3,848.00	0.00
Interest Income	0.09	0.00	0.09	0.66	0.00	0.66	0.00
Late Fee Income	0.00	0.00	0.00	23.32	0.00	23.32	0.00
Total Operating Income	6,322.01	15,906.00	-9,583.99	23,503.29	95,436.00	-71,932.71	190,872.00
Expense							
Adminstrative Expenses							
Accounting Fees	0.00	16.67	16.67	0.00	100.02	100.02	200.00
Corporate Annual Report	122.50	5.17	-117.33	122.50	31.02	-91.48	62.00
Legal Expense	0.00	208.33	208.33	0.00	1,250.02	1,250.02	2,500.00
Office Expenses	425.20	250.00	-175.20	615.46	1,500.00	884.54	3,000.00
IMS Expense	50.00	50.00	0.00	200.00	300.00	100.00	600.00
Total Adminstrative Expenses	597.70	530.17	-67.53	937.96	3,181.06	2,243.10	6,362.00
Utilities							
Electricity - Street Lights	0.00	833.33	833.33	0.00	5,000.02	5,000.02	10,000.00
Telephone	0.00	208.33	208.33	0.00	1,250.02	1,250.02	2,500.00
Electricity - Commons	0.00	416.67	416.67	0.00	2,500.02	2,500.02	5,000.00
Irrigation Water	0.00	438.33	438.33	0.00	2,630.02	2,630.02	5,260.00
Total Utilities	0.00	1,896.66	1,896.66	0.00	11,380.08	11,380.08	22,760.00
Contracts							
Management Services	830.30	1,000.00	169.70	3,630.30	6,000.00	2,369.70	12,000.00
Total Contracts	830.30	1,000.00	169.70	3,630.30	6,000.00	2,369.70	12,000.00
Insurance							
Insurance	0.00	1,666.67	1,666.67	0.00	10,000.02	10,000.02	20,000.00
Total Insurance	0.00	1,666.67	1,666.67	0.00	10,000.02	10,000.02	20,000.00
Maintenance and Repairs							
Gate Expenses	0.00	250.00	250.00	0.00	1,500.00	1,500.00	3,000.00
Contracted Lawn Maintenance	2,695.00	3,000.00	305.00	19,945.00	18,000.00	-1,945.00	36,000.00
Irrigation & Pump Maintenance	0.00	416.67	416.67	0.00	2,500.02	2,500.02	5,000.00
General Maintenance	0.00	625.00	625.00	0.00	3,750.00	3,750.00	7,500.00
Tree Trimming	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Mulch	0.00	500.00	500.00	0.00	3,000.00	3,000.00	6,000.00
Preserve Maintenance	0.00	666.67	666.67	0.00	4,000.02	4,000.02	8,000.00
Pool Maintenance	0.00	416.67	416.67	0.00	2,500.02	2,500.02	5,000.00
Pool Repair	0.00	333.33	333.33	0.00	2,000.02	2,000.02	4,000.00
Pool License/Permit	0.00	20.83	20.83	0.00	125.02	125.02	250.00
Janitorial Cleaning & Supplies	0.00	416.67	416.67	0.00	2,500.02	2,500.02	5,000.00
Contingency/Misc	0.00	458.33	458.33	1,955.44	2,750.02	794.58	5,500.00
Total Maintenance and Repairs	2,695.00	7,270.84	4,575.84	21,900.44	43,625.16	21,724.72	87,250.00
Water & Sewer Cabana	195.21	875.00	679.79	195.21	5,250.00	5,054.79	10,500.00
Trash	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
Reserves							
Reserve Contribution	0.00	2,500.00	2,500.00	2,920.55	15,000.00	12,079.45	30,000.00
Total Reserves	0.00	2,500.00	2,500.00	2,920.55	15,000.00	12,079.45	30,000.00
Total Operating Expense	4,318.21	15,906.01	11,587.80	29,584.46	95,436.34	65,851.88	190,872.00
Total Operating Income	6,322.01	15,906.00	-9,583.99	23,503.29	95,436.00	-71,932.71	190,872.00
Total Operating Expense	4,318.21	15,906.01	11,587.80	29,584.46	95,436.34	65,851.88	190,872.00
NOI - Net Operating Income	2,003.80	-0.01	2,003.81	-6,081.17	-0.34	-6,080.83	0.00
Total Income	6,322.01	15,906.00	-9,583.99	23,503.29	95,436.00	-71,932.71	190,872.00
Total Expense	4,318.21	15,906.01	11,587.80	29,584.46	95,436.34	65,851.88	190,872.00
Net Income	2,003.80	-0.01	2,003.81	-6,081.17	-0.34	-6,080.83	0.00