

Northshire 3 HOA

Balance Sheet For 1/31/2023

Assets

CIT Operating	\$98,732.69
Mutual Reserve	\$156.35
OLD CIT op 6783	\$4,123.09

Total Assets **\$103,012.13**

Receivables & Deposits

Accounts Receivable	\$29,931.67
Prepaid Insurance	\$1,766.01

Total Receivables & Deposits **\$31,697.68**

Total Assets **\$134,709.81**

Liabilities

Accounts Payable	\$75.00
Prepaid Assessments	\$1,701.82
Security Deposit	(\$500.00)

Total Liabilities **\$1,276.82**

Equity

Retained Earnings	\$86,231.14
Net Income	\$47,201.85

Total Equity **\$133,432.99**

Total Liabilities / Equity **\$134,709.81**

Northshire 3 HOA

Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Maintenance Fees	23,900.80	-	23,900.80	23,900.80	-	23,900.80	-
4003 - Trash Pick Up Fee	25,038.48	-	25,038.48	25,038.48	-	25,038.48	-
4100 - Maintenance Late Fees	200.00	-	200.00	200.00	-	200.00	-
4101 - Interest	(246.57)	-	(246.57)	(246.57)	-	(246.57)	-
4106 - Fine & Fee	(100.00)	-	(100.00)	(100.00)	-	(100.00)	-
4115 - Bank Interest	3.60	-	3.60	3.60	-	3.60	-
4129 - Legal Collections DR fees reimbursement	904.27	-	904.27	904.27	-	904.27	-
Total Income	49,700.58	-	49,700.58	49,700.58	-	49,700.58	-
Total Income	49,700.58	-	49,700.58	49,700.58	-	49,700.58	-
Operating Expense							
Expenses							
5071 - Community Events	150.00	-	(150.00)	150.00	-	(150.00)	-
5200 - Management Fee	995.00	-	(995.00)	995.00	-	(995.00)	-
5201 - Postage/Printing/Supplies	149.46	-	(149.46)	149.46	-	(149.46)	-
5206 - Website Maintenance	75.00	-	(75.00)	75.00	-	(75.00)	-
5300 - Legal-Collections	1,129.27	-	(1,129.27)	1,129.27	-	(1,129.27)	-
Total Expenses	2,498.73	-	(2,498.73)	2,498.73	-	(2,498.73)	-
Total Expense	2,498.73	-	(2,498.73)	2,498.73	-	(2,498.73)	-
Operating Net Total	47,201.85	-	47,201.85	47,201.85	-	47,201.85	-
Net Total	47,201.85	-	47,201.85	47,201.85	-	47,201.85	-