

	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash &amp; Equivalents</b>			
AAB Operating - 3662	\$8,500.13	\$0.00	\$8,500.13
Truist Operating - 0605	\$5,835.24	\$0.00	\$5,835.24
AAB Savings - 8522	\$0.00	\$1,011.80	\$1,011.80
Truist Savings - 2750	\$0.00	\$0.04	\$0.04
<b>Total: Cash &amp; Equivalents</b>	<b>\$14,335.37</b>	<b>\$1,011.84</b>	<b>\$15,347.21</b>
<b>Accounts Receivable</b>			
Accounts Receivable	\$73,803.82	\$0.00	\$73,803.82
<b>Total: Accounts Receivable</b>	<b>\$73,803.82</b>	<b>\$0.00</b>	<b>\$73,803.82</b>
<b>Long-Term Assets</b>			
Note Receivable, Greenspace Purchase	\$13,060.28	\$0.00	\$13,060.28
<b>Total: Long-Term Assets</b>	<b>\$13,060.28</b>	<b>\$0.00</b>	<b>\$13,060.28</b>
<b>Total: Assets</b>	<b>\$101,199.47</b>	<b>\$1,011.84</b>	<b>\$102,211.31</b>
<b>Liabilities &amp; Equity</b>			
<b>Accounts Payable</b>			
Accounts Payable	\$3,507.72	\$0.00	\$3,507.72
Deferred Revenue	\$10,277.32	\$0.00	\$10,277.32
Prepaid Owner Assessments	\$9,336.91	\$0.00	\$9,336.91
<b>Total: Accounts Payable</b>	<b>\$23,121.95</b>	<b>\$0.00</b>	<b>\$23,121.95</b>
<b>Long-Term Liabilities</b>			
Loan Payable	\$10,277.32	\$0.00	\$10,277.32
<b>Total: Long-Term Liabilities</b>	<b>\$10,277.32</b>	<b>\$0.00</b>	<b>\$10,277.32</b>
<b>Equity</b>			
Retained Earnings	\$59,573.28	\$0.00	\$59,573.28
Retained Earnings - Reserve	\$0.00	\$1,011.71	\$1,011.71
<b>Total: Equity</b>	<b>\$59,573.28</b>	<b>\$1,011.71</b>	<b>\$60,584.99</b>
Net Income Gain/Loss	\$0.00	\$0.13	\$0.13
Net Income Gain/Loss	\$8,226.92	\$0.00	\$8,226.92
<b>Total: Liabilities &amp; Equity</b>	<b>\$101,199.47</b>	<b>\$1,011.84</b>	<b>\$102,211.31</b>



## Income Statement - Operating

The Villas at Andover Homeowners Association, Inc.

From 01/01/2023 to 01/31/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>OPERATING INCOME</b>							
<b>Income</b>							
43020-00 Assessments, Operations	\$10,640.00	\$3,879.17	\$6,760.83	\$10,640.00	\$3,879.17	\$6,760.83	\$46,550.00
43021-00 Assessments, Greenspace Purchase	321.09	200.00	121.09	321.09	200.00	121.09	2,400.00
43023-00 Assessments, Greenscape Maint	1,710.00	712.50	997.50	1,710.00	712.50	997.50	8,550.00
43105-00 Late Fee Interest	57.35	-	57.35	57.35	-	57.35	-
43120-00 Legal Fees Reimbursement	-	41.67	(41.67)	-	41.67	(41.67)	500.00
<b>Total Income</b>	<b>\$12,728.44</b>	<b>\$4,833.34</b>	<b>\$7,895.10</b>	<b>\$12,728.44</b>	<b>\$4,833.34</b>	<b>\$7,895.10</b>	<b>\$58,000.00</b>
<b>Other Income</b>							
73080-00 Interest Income	0.14	-	0.14	0.14	-	0.14	-
<b>Total Other Income</b>	<b>\$0.14</b>	<b>\$-</b>	<b>\$0.14</b>	<b>\$0.14</b>	<b>\$-</b>	<b>\$0.14</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$12,728.58</b>	<b>\$4,833.34</b>	<b>\$7,895.24</b>	<b>\$12,728.58</b>	<b>\$4,833.34</b>	<b>\$7,895.24</b>	<b>\$58,000.00</b>
<b>OPERATING EXPENSE</b>							
<b>Maintenance - Grounds</b>							
55540-00 Grounds Maintenance, Contract	2,531.12	2,672.50	141.38	2,531.12	2,672.50	141.38	32,070.00
55565-00 Ice & Snow Removal	-	25.00	25.00	-	25.00	25.00	300.00
55570-00 Irrigation Systems	-	25.00	25.00	-	25.00	25.00	300.00
55580-00 Light Repairs, Landscaping	528.76	41.67	(487.09)	528.76	41.67	(487.09)	500.00
55595-00 Mailbox Repairs	-	10.00	10.00	-	10.00	10.00	120.00
55596-00 Other Miscellaneous Expenses	-	12.50	12.50	-	12.50	12.50	150.00
55600-00 Supplies	-	4.17	4.17	-	4.17	4.17	50.00
<b>Total Maintenance - Grounds</b>	<b>\$3,059.88</b>	<b>\$2,790.84</b>	<b>(\$269.04)</b>	<b>\$3,059.88</b>	<b>\$2,790.84</b>	<b>(\$269.04)</b>	<b>\$33,490.00</b>
<b>Maintenance - Greenspace</b>							
55705-00 Greenspace, Mowing	497.44	533.33	35.89	497.44	533.33	35.89	6,400.00
55735-00 Greenspace, Trees	-	166.67	166.67	-	166.67	166.67	2,000.00
<b>Total Maintenance - Greenspace</b>	<b>\$497.44</b>	<b>\$700.00</b>	<b>\$202.56</b>	<b>\$497.44</b>	<b>\$700.00</b>	<b>\$202.56</b>	<b>\$8,400.00</b>
<b>Utilities</b>							
56010-00 Electricity	115.17	112.50	(2.67)	115.17	112.50	(2.67)	1,350.00
56065-00 Water	85.20	120.83	35.63	85.20	120.83	35.63	1,450.00
56070-00 Water Quality Mgm Fee	5.37	5.50	0.13	5.37	5.50	0.13	66.00
<b>Total Utilities</b>	<b>\$205.74</b>	<b>\$238.83</b>	<b>\$33.09</b>	<b>\$205.74</b>	<b>\$238.83</b>	<b>\$33.09</b>	<b>\$2,866.00</b>
<b>Administrative &amp; General Expenses</b>							
64025-00 Accounting & Audit Fees	-	20.83	20.83	-	20.83	20.83	250.00
64100-00 Dues & Subscriptions	-	1.25	1.25	-	1.25	1.25	15.00
64150-00 Insurance, Business Liability	-	98.75	98.75	-	98.75	98.75	1,185.00
64200-00 Legal Fees	-	166.67	166.67	-	166.67	166.67	2,000.00
64225-00 Management Fees	644.39	676.67	32.28	644.39	676.67	32.28	8,120.00
64275-00 Office Supplies & Printing	23.50	10.00	(13.50)	23.50	10.00	(13.50)	120.00
64300-00 Postage	23.43	10.00	(13.43)	23.43	10.00	(13.43)	120.00
64325-00 Social Activities	-	41.67	41.67	-	41.67	41.67	500.00
64330-00 Membership Fees	-	2.08	2.08	-	2.08	2.08	25.00
64450-00 Website	-	20.83	20.83	-	20.83	20.83	250.00
<b>Total Administrative &amp; General Expens</b>	<b>\$691.32</b>	<b>\$1,048.75</b>	<b>\$357.43</b>	<b>\$691.32</b>	<b>\$1,048.75</b>	<b>\$357.43</b>	<b>\$12,585.00</b>
<b>Other Expenses</b>							
84010-00 Interest Expense	47.28	54.17	6.89	47.28	54.17	6.89	650.00
<b>Total Other Expenses</b>	<b>\$47.28</b>	<b>\$54.17</b>	<b>\$6.89</b>	<b>\$47.28</b>	<b>\$54.17</b>	<b>\$6.89</b>	<b>\$650.00</b>



## Income Statement - Operating

The Villas at Andover Homeowners Association, Inc.

From 01/01/2023 to 01/31/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total OPERATING EXPENSE</b>	\$4,501.66	\$4,832.59	\$330.93	\$4,501.66	\$4,832.59	\$330.93	\$57,991.00
Net Income:	<u>\$8,226.92</u>	<u>\$0.75</u>	<u>\$8,226.17</u>	<u>\$8,226.92</u>	<u>\$0.75</u>	<u>\$8,226.17</u>	<u>\$9.00</u>



**Income Statement - Reserve**

The Villas at Andover Homeowners Association, Inc.

From 01/01/2023 to 01/31/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>RESERVE INCOME</b>							
<b>Other Income</b>							
73081-00 Interest Income - Reserves	\$0.13	\$-	\$0.13	\$0.13	\$-	\$0.13	\$-
<b>Total Other Income</b>	<b>\$0.13</b>	<b>\$-</b>	<b>\$0.13</b>	<b>\$0.13</b>	<b>\$-</b>	<b>\$0.13</b>	<b>\$-</b>
<b>Total RESERVE INCOME</b>	<b>\$0.13</b>	<b>\$-</b>	<b>\$0.13</b>	<b>\$0.13</b>	<b>\$-</b>	<b>\$0.13</b>	<b>\$-</b>
<b>Net Reserve:</b>	<b>\$0.13</b>	<b>\$0.00</b>	<b>\$0.13</b>	<b>\$0.13</b>	<b>\$0.00</b>	<b>\$0.13</b>	<b>\$0.00</b>