

Balance Sheet

Active Properties Owned By: Bella Vista Homes Homeowners Association

As of: 12/31/2021

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	49,941.48
Escrow Cash	36,750.00
HOA Reserve Account- Pooled	94,914.31
Total Cash	181,605.79
Distribution to Reserve Account.	-38,225.26
x-fer Sec Dep to TA#2	3,250.00
TOTAL ASSETS	146,630.53
LIABILITIES & CAPITAL	
Liabilities	
Refundable Construction Deposit	59,500.00
Security Deposit Clearing	-3,250.00
Total Liabilities	56,250.00
Capital	
Transfer HOA Dues to Reserve Account	-38,225.26
Deposit by Owner	81,637.45
Calculated Retained Earnings	26,366.61
Calculated Prior Years Retained Earnings	20,601.73
Total Capital	90,380.53
TOTAL LIABILITIES & CAPITAL	146,630.53

Income Statement (Date Range)

Quality Property Management

Active Properties Owned By: Bella Vista Homes Homeowners Association

Display by Ownership %: No

Date Range: 01/01/2021 to 12/31/2021 (Last Year)

Include Zero Balance GL Accounts: No

Account Name	Selected Period
Operating Income & Expense	
Income	
Pre-paid rent	1,750.50
Dues	108,704.70
Sec Deposit from Escrow	3,250.00
Non-Refundable Application Fee for Architectural Review	5,850.00
Expedited Architectural Review	325.00
Contribution to Working Capital	1,000.00
HOA Late Fees	450.00
Total Operating Income	121,330.20
Expense	
AppFolio Vendor Discounts	648.59
Outside Vendor Maintenance	833.00
Insurance	1,567.00
Management Fee	12,000.00
Postage & Telephone	215.00
Electricity	1,059.92
Water	8,402.42
Sewer	-256.50
Special Accounting Fee	1,804.67
Document Prep. Fee	50.00
HOA Collections and Legal fees (reimbursable expense to HOA)	120.00
Fountain Maintenance	1,714.38
Grounds Maintenance- Hedge/tree trim/dog waste	9,031.13
Landscape Contract	44,275.32
Landscape Contingency (irrigation/drainage)- repairs unexpected	7,966.68
Landscape - Ag Buffer	4,737.98
HOA- Maintenance of Streets and Storm Drains	794.00
Total Operating Expense	94,963.59

Income Statement (Date Range)

Account Name	Selected Period
NOI - Net Operating Income	26,366.61
Total Income	121,330.20
Total Expense	94,963.59
Net Income	26,366.61