

Harmony Township HOA
Balance Sheet
8/31/2020

Assets

Operating

1000 - Alliance Bank Opt.	\$171,988.98
1210 - Assess. Receivable	\$789,831.44
1210.3703 - Accounts Receivable Other	(\$606.77)
1215 - Allow For Doubt Acc	(\$770,230.02)
1320 - Prepaid Insurance	\$1,529.60
1330 - Utility Deposits	\$100.00

Operating Total

\$192,613.23

Reserve

1020 - Alliance Reserve	\$279,650.21
1430 - Outstand Res Transf	\$2,300.00

Reserve Total

\$281,950.21

Assets Total

\$474,563.44

Liabilities and Equity

Operating

2010 - Accounts Payable	\$85.00
2020 - Prepaid Owner Assess	\$2,214.57
2030 - Accrued Expenses	\$994.83
2040 - Deposit Payable	\$250.00
2110 - Due To Reserve	\$490.00
3000 - PY Operating Fund	\$131,153.22

Operating Total

\$135,187.62

Reserve

3100 - PY Reserve Fund	\$175,423.30
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Reserve Total

\$175,423.30

Retained Earnings

\$0.00

Net Income

\$163,952.52

Liabilities & Equity Total

\$474,563.44

**Harmony Township HOA
Budget Comparison Report
8/1/2020 - 8/31/2020**

	8/1/2020 - 8/31/2020			1/1/2020 - 8/31/2020			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Operating</u>							
2130 - H/O LF Due to Omni	(\$35.00)	\$0.00	(\$35.00)	\$14,924.00	\$0.00	\$14,924.00	\$0.00
4100 - Association Fees	\$0.00	\$17,029.00	(\$17,029.00)	\$220,920.00	\$136,232.00	\$84,688.00	\$204,350.00
4120 - Capital Contribution	\$15.00	\$0.00	\$15.00	\$3,095.00	\$0.00	\$3,095.00	\$0.00
4140 - Interest Income	\$7.52	\$0.00	\$7.52	\$88.34	\$0.00	\$88.34	\$0.00
Total Operating	(\$12.48)	\$17,029.00	(\$17,041.48)	\$239,027.34	\$136,232.00	\$102,795.34	\$204,350.00
<u>Reserve</u>							
9010 - Reserve Income	\$1,023.00	\$0.00	\$1,023.00	\$106,138.00	\$0.00	\$106,138.00	\$0.00
9020 - Interest Income	\$47.15	\$0.00	\$47.15	\$388.91	\$0.00	\$388.91	\$0.00
Total Reserve	\$1,070.15	\$0.00	\$1,070.15	\$106,526.91	\$0.00	\$106,526.91	\$0.00
Total Income	\$1,057.67	\$17,029.00	(\$15,971.33)	\$345,554.25	\$136,232.00	\$209,322.25	\$204,350.00
Expense							
<u>Operating</u>							
5010 - Admin Fees	\$33.62	\$100.00	\$66.38	\$743.14	\$700.00	(\$43.14)	\$1,200.00
5020 - Postage	\$391.65	\$0.00	(\$391.65)	\$625.35	\$30.00	(\$595.35)	\$50.00
5030 - Professional Service	\$97.50	\$417.00	\$319.50	\$455.00	\$3,336.00	\$2,881.00	\$5,000.00
5031 - Accounting Fees	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,400.00	(\$100.00)	\$1,725.00
5033 - Taxes/Licenses/Perm	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00
5040 - Management Cont	\$1,130.00	\$1,130.00	\$0.00	\$9,040.00	\$9,040.00	\$0.00	\$13,560.00
5050 - Insurance Expense	\$676.00	\$764.00	\$88.00	\$5,408.00	\$6,112.00	\$704.00	\$9,171.00
5060 - Bad Debt/Writeoff	\$0.00	\$6,892.00	\$6,892.00	\$6,729.11	\$55,136.00	\$48,406.89	\$82,700.00
5070 - Website Expense	\$50.00	\$50.00	\$0.00	\$400.00	\$400.00	\$0.00	\$600.00
5090 - Annual Meeting	\$0.00	\$68.00	\$68.00	\$0.00	\$544.00	\$544.00	\$818.00
5097 - Contingency Fund	\$0.00	\$0.00	\$0.00	\$9.03	\$0.00	(\$9.03)	\$0.00
5110 - Electricity	\$1,498.64	\$1,442.00	(\$56.64)	\$11,845.59	\$11,536.00	(\$309.59)	\$17,300.00
5210 - Landscape Contract	\$3,200.00	\$3,200.00	\$0.00	\$25,300.00	\$25,600.00	\$300.00	\$38,400.00
5211 - Landscaping Misc	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00	\$5,000.00
5217 - Storm Clean Up	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00	\$4,000.00
5235 - Sign Maintenance	\$0.00	\$0.00	\$0.00	\$40.00	\$500.00	\$460.00	\$500.00
5314 - Road and Maintenance	\$1,080.00	\$6,000.00	\$4,920.00	\$3,540.00	\$6,000.00	\$2,460.00	\$6,000.00
5322 - General Maintenance	\$0.00	\$417.00	\$417.00	\$9,828.51	\$3,336.00	(\$6,492.51)	\$5,000.00
5510 - Reserve Funding	\$1,023.00	\$1,023.00	\$0.00	\$106,138.00	\$8,184.00	(\$97,954.00)	\$12,276.00
Total Operating	\$9,180.41	\$21,503.00	\$12,322.59	\$181,601.73	\$138,904.00	(\$42,697.73)	\$203,350.00
Total Expense	\$9,180.41	\$21,503.00	\$12,322.59	\$181,601.73	\$138,904.00	(\$42,697.73)	\$203,350.00
Operating Net Income	(\$8,122.74)	(\$4,474.00)	(\$3,648.74)	\$163,952.52	(\$2,672.00)	\$166,624.52	\$1,000.00
Net Income	(\$8,122.74)	(\$4,474.00)	(\$3,648.74)	\$163,952.52	(\$2,672.00)	\$166,624.52	\$1,000.00

**Harmony Township HOA
Income Statement
8/1/2020 - 8/31/2020**

	8/1/2020 - 8/31/2020	Year To Date
Income		
<u>Operating</u>		
2130 - H/O LF Due to Omni	(\$35.00)	\$14,924.00
4100 - Association Fees	\$0.00	\$220,920.00
4120 - Capital Contribution	\$15.00	\$3,095.00
4140 - Interest Income	\$7.52	\$88.34
<u>Total Operating</u>	(\$12.48)	\$239,027.34
<u>Reserve</u>		
9010 - Reserve Income	\$1,023.00	\$106,138.00
9020 - Interest Income	\$47.15	\$388.91
<u>Total Reserve</u>	\$1,070.15	\$106,526.91
<i>Total Income</i>	\$1,057.67	\$345,554.25
Expense		
<u>Operating</u>		
5010 - Admin Fees	\$33.62	\$743.14
5020 - Postage	\$391.65	\$625.35
5030 - Professional Service	\$97.50	\$455.00
5031 - Accounting Fees	\$0.00	\$1,500.00
5040 - Management Cont	\$1,130.00	\$9,040.00
5050 - Insurance Expense	\$676.00	\$5,408.00
5060 - Bad Debt/Writeoff	\$0.00	\$6,729.11
5070 - Website Expense	\$50.00	\$400.00
5097 - Contingency Fund	\$0.00	\$9.03
5110 - Electricity	\$1,498.64	\$11,845.59
5210 - Landscape Contract	\$3,200.00	\$25,300.00
5235 - Sign Maintenance	\$0.00	\$40.00
5314 - Road and Maintenance	\$1,080.00	\$3,540.00
5322 - General Maintenance	\$0.00	\$9,828.51
5510 - Reserve Funding	\$1,023.00	\$106,138.00
<u>Total Operating</u>	\$9,180.41	\$181,601.73
<i>Total Expense</i>	\$9,180.41	\$181,601.73
Operating Net Income	(\$8,122.74)	\$163,952.52
Net Income	(\$8,122.74)	\$163,952.52