

Balance Sheet

Properties: Maplewood HOA

As of: 12/31/2023

Accounting Basis: Accrual

Account Name	Balance
ASSETS	
Cash	
Cash: Operating	142,483.68
Cash: Reserves	2,423.10
Cash: Reserves-CD	100,000.00
Total Cash	244,906.78
Accounts Receivable	83,223.76
Prepaid Insurance	20,901.47
TOTAL ASSETS	349,032.01
 LIABILITIES & CAPITAL	
Liabilities	
Deferred Assessments	0.00
Association Fees Received in Advance	28,385.00
Accounts Payable	932.30
Reserves-Pooled	102,423.10
Total Liabilities	131,740.40
Capital	
Retained Earnings	83,076.07
Year to Date-Income (Loss)	134,215.54
Total Capital	217,291.61
TOTAL LIABILITIES & CAPITAL	349,032.01

Annual Budget - Comparative

Properties: Maplewood HOA - 300 5th Ave S- Suite 203A Naples, FL 34102

As of: Dec 2023

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							
Preserve Project Special Assessment	0.00	0.00	0.00	130,200.00	0.00	130,200.00	0.00
Income							
Income: Assessments	26,488.77	26,488.75	0.02	317,865.00	317,865.00	0.00	317,865.00
Income: Reserve Assessment	2,082.91	2,082.91	0.00	24,995.00	24,995.00	0.00	24,995.00
Income: Application Fee Income	100.00	125.00	-25.00	1,600.00	1,500.00	100.00	1,500.00
Income: Interest Income	8.19	1.66	6.53	682.84	20.00	662.84	20.00
Income: Late Fees & Interest	48.38	20.83	27.55	250.05	250.00	0.05	250.00
Income: Miscellaneous Income	0.00	33.33	-33.33	2,977.18	400.00	2,577.18	400.00
Total Income	28,728.25	28,752.48	-24.23	348,370.07	345,030.00	3,340.07	345,030.00
Total Operating Income	28,728.25	28,752.48	-24.23	478,570.07	345,030.00	133,540.07	345,030.00
Expense							
Administrative Expenses							
Management Fees	1,932.00	1,932.00	0.00	23,184.00	23,184.00	0.00	23,184.00
Project Management Fees	202.00	202.08	0.08	2,424.00	2,425.00	1.00	2,425.00
Office Expenses	401.92	291.66	-110.26	4,201.91	3,500.00	-701.91	3,500.00
Website Maintenance	75.00	62.50	-12.50	975.00	750.00	-225.00	750.00
Tax Return Review & Prep	0.00	0.00	0.00	250.00	300.00	50.00	300.00
Legal Fees	722.50	166.66	-555.84	9,886.17	2,000.00	-7,886.17	2,000.00
Consulting Fees (Reserve Study)	0.00	75.00	75.00	0.00	900.00	900.00	900.00
Licenses & Permits	0.00	50.00	50.00	0.00	600.00	600.00	600.00
Annual Division Fees	0.00	0.00	0.00	61.25	61.25	0.00	61.25
Permits	0.00	41.66	41.66	500.00	500.00	0.00	500.00
Bad debt	0.00	166.66	166.66	0.00	2,000.00	2,000.00	2,000.00
Social Events	0.00	50.00	50.00	0.00	600.00	600.00	600.00
Total Administrative Expenses	3,333.42	3,038.22	-295.20	41,482.33	36,820.25	-4,662.08	36,820.25
Building Expenses							
Insurance-Property/GL/D&O/Crime	1,900.13	1,333.33	-566.80	16,313.38	16,000.00	-313.38	16,000.00
Building Maintenance/Supplies	0.00	666.66	666.66	1,098.00	8,000.00	6,902.00	8,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Holiday Decorating	0.00	166.66	166.66	2,000.00	2,000.00	0.00	2,000.00
Camera Maintenance	0.00	83.33	83.33	0.00	1,000.00	1,000.00	1,000.00
Total Building Expenses	1,900.13	2,249.98	349.85	19,411.38	27,000.00	7,588.62	27,000.00
Landscaping							
Grounds Maintenance	0.00	1,000.00	1,000.00	11,600.00	12,000.00	400.00	12,000.00
Plants/Mulch/Sod/Tree	0.00	1,583.33	1,583.33	19,112.00	19,000.00	-112.00	19,000.00
Tree Trimming Common Areas/ROW	0.00	500.00	500.00	7,900.00	6,000.00	-1,900.00	6,000.00
Tree Trimming - B&D Easement	0.00	333.33	333.33	4,000.00	4,000.00	0.00	4,000.00
Irrigation Repairs/Maintenance	0.00	208.33	208.33	2,376.95	2,500.00	123.05	2,500.00
Lake Treatment	198.00	236.57	38.57	2,376.00	2,838.88	462.88	2,838.88
Landscape Design Fees B&D Ease	0.00	98.33	98.33	0.00	1,180.00	1,180.00	1,180.00
Preserve Maintenance	0.00	1,375.00	1,375.00	14,200.00	16,500.00	2,300.00	16,500.00
B&D Maint. & Replacements	0.00	1,268.62	1,268.62	15,223.55	15,223.55	0.00	15,223.55
Total Landscaping	198.00	6,603.51	6,405.51	76,788.50	79,242.43	2,453.93	79,242.43
Pool Facility							
Pool Cleaning Contract	550.00	550.00	0.00	6,600.00	6,600.00	0.00	6,600.00
Pool Janitorial	200.00	216.66	16.66	2,400.00	2,600.00	200.00	2,600.00
Pool Maintenance/Repairs	590.00	375.00	-215.00	1,762.03	4,500.00	2,737.97	4,500.00
Total Pool Facility	1,340.00	1,141.66	-198.34	10,762.03	13,700.00	2,937.97	13,700.00
Utilities							
Cable TV	-7,758.44	13,670.11	21,428.55	147,812.17	164,041.43	16,229.26	164,041.43
Electricity	1,686.91	1,470.00	-216.91	18,231.28	17,640.00	-591.28	17,640.00
Water/Sewer/Trash	140.73	367.50	226.77	1,783.48	4,410.00	2,626.52	4,410.00
Camera Internet	201.57	125.00	-76.57	2,405.48	1,500.00	-905.48	1,500.00
Total Utilities	-5,729.23	15,632.61	21,361.84	170,232.41	187,591.43	17,359.02	187,591.43
Reserves							
Reserve Contribution	8.19	2,082.91	2,074.72	25,677.88	24,995.00	-682.88	24,995.00
Total Reserves	8.19	2,082.91	2,074.72	25,677.88	24,995.00	-682.88	24,995.00
Total Operating Expense	1,050.51	30,748.89	29,698.38	344,354.53	369,349.11	24,994.58	369,349.11
Total Operating Income	28,728.25	28,752.48	-24.23	478,570.07	345,030.00	133,540.07	345,030.00
Total Operating Expense	1,050.51	30,748.89	29,698.38	344,354.53	369,349.11	24,994.58	369,349.11
NOI - Net Operating Income	27,677.74	-1,996.41	29,674.15	134,215.54	-24,319.11	158,534.65	-24,319.11
Total Income	28,728.25	28,752.48	-24.23	478,570.07	345,030.00	133,540.07	345,030.00
Total Expense	1,050.51	30,748.89	29,698.38	344,354.53	369,349.11	24,994.58	369,349.11

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Net Income	27,677.74	-1,996.41	29,674.15	134,215.54	-24,319.11	158,534.65	-24,319.11