

The Townhomes at Ludlow Bay Association
Balance Sheet Prev Year Comparison
 As of September 30, 2022

	<u>Sep 30, 22</u>	<u>Sep 30, 21</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Kitsap Bank	52,707.45	47,219.17	5,488.28	11.62%
Total Checking/Savings	52,707.45	47,219.17	5,488.28	11.62%
Accounts Receivable				
Accounts Receivable	-7,010.00	-6,875.00	-135.00	-1.96%
Total Accounts Receivable	-7,010.00	-6,875.00	-135.00	-1.96%
Total Current Assets	45,697.45	40,344.17	5,353.28	13.27%
TOTAL ASSETS	<u>45,697.45</u>	<u>40,344.17</u>	<u>5,353.28</u>	<u>13.27%</u>
LIABILITIES & EQUITY				
Equity				
Operating Funds	49,790.51	38,688.29	11,102.22	28.7%
Net Income	-4,093.06	1,655.88	-5,748.94	-347.18%
Total Equity	45,697.45	40,344.17	5,353.28	13.27%
TOTAL LIABILITIES & EQUITY	<u>45,697.45</u>	<u>40,344.17</u>	<u>5,353.28</u>	<u>13.27%</u>

The Townhomes at Ludlow Bay Association
Profit & Loss Budget vs. Actual
 July through September 2022

	TOTAL			
	Jul - Sep 22	Budget	\$ Over Budget	% of Budget
Income				
Assessments - Dues				
Quarterly dues	22,250.00	22,250.00	0.00	100.0%
Total Assessments - Dues	22,250.00	22,250.00	0.00	100.0%
Total Income	22,250.00	22,250.00	0.00	100.0%
Gross Profit	22,250.00	22,250.00	0.00	100.0%
Expense				
Bank Service Charges	33.25	33.00	0.25	100.76%
Cable	5,096.41	5,098.00	-1.59	99.97%
Electric	353.58	350.01	3.57	101.02%
Fire Sprinkler Monitor	761.14	762.00	-0.86	99.89%
Fire System Testing	0.00	610.00	-610.00	0.0%
Insurance Expense	1,497.00	1,500.00	-3.00	99.8%
Landscaping				
Landscape Labor	6,747.78	5,940.00	807.78	113.6%
Landscape Materials	1,213.91	1,060.00	153.91	114.52%
Landscaping - Other	0.00	0.00	0.00	0.0%
Total Landscaping	7,961.69	7,000.00	961.69	113.74%
Licenses	0.00	0.00	0.00	0.0%
HOA Social	250.00	0.00	250.00	100.0%
Postage & Office	156.00	135.00	21.00	115.56%
Professional Services				
Accounting	475.00	450.00	25.00	105.56%
Legal	1,215.00	500.00	715.00	243.0%
WebSite	460.00	440.00	20.00	104.55%
Total Professional Services	2,150.00	1,390.00	760.00	154.68%
Repairs and Maintenance				
Maintenance Contingency	0.00	1,000.03	-1,000.03	0.0%
Regular Maintenance	4,627.05	8,300.02	-3,672.97	55.75%
Non-Recurring Repair & Maint	0.00	0.00	0.00	0.0%
Repairs and Maintenance - Other	500.00	0.00	500.00	100.0%
Total Repairs and Maintenance	5,127.05	9,300.05	-4,173.00	55.13%
Waste disposal	2,435.28	2,436.00	-0.72	99.97%
Water	521.66	600.00	-78.34	86.94%
Total Expense	26,343.06	29,214.06	-2,871.00	90.17%
Net Income	-4,093.06	-6,964.06	2,871.00	58.77%