

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC
BALANCE SHEET
2/28/2023

	Chaco Compound Operating	Chaco Compound Reserve	Total
Assets			
CASH			
1012 - ALLIANCE CHACO OP 871	\$2,579.69		\$2,579.69
1012.5 - ALLIANCE CHACO ICS-017	\$11,509.26		\$11,509.26
1062.1 - ALLIANCE CHACO RESERVE MM-092		\$5,062.94	\$5,062.94
1062.2 - ALLIANCE CHACO RESERVE ICS-049		\$54,099.61	\$54,099.61
Total CASH	<u>\$14,088.95</u>	<u>\$59,162.55</u>	<u>\$73,251.50</u>
ACCOUNTS RECEIVABLE			
1200 - A/R ASSESSMENTS	\$414.00		\$414.00
1280 - A/R OTHER	\$19.83		\$19.83
Total ACCOUNTS RECEIVABLE	<u>\$433.83</u>		<u>\$433.83</u>
OTHER ASSETS			
1610 - PREPAID INSURANCE	\$93.46		\$93.46
Total OTHER ASSETS	<u>\$93.46</u>	<u>\$0.00</u>	<u>\$93.46</u>
Assets Total	<u>\$14,616.24</u>	<u>\$59,162.55</u>	<u>\$73,778.79</u>
Liabilities & Equity			
LIABILITIES			
2150 - DEFERRED REVENUE	\$1,012.00		\$1,012.00
2200 - ACCOUNTS PAYABLE	\$370.12		\$370.12
2250 - ACCRUED EXPENSES	\$562.94		\$562.94
Total LIABILITIES	<u>\$1,945.06</u>	<u>\$0.00</u>	<u>\$1,945.06</u>

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC
BALANCE SHEET
2/28/2023

	Chaco Compound Operating	Chaco Compound Reserve	Total
EQUITY			
3200 - OPERATING EQUITY	\$13,354.69		\$13,354.69
3500 - RESERVE EQUITY		\$69,211.44	\$69,211.44
Total EQUITY	<u>\$13,354.69</u>	<u>\$69,211.44</u>	<u>\$82,566.13</u>
Net Income	<u>(\$683.51)</u>	<u>(\$10,048.89)</u>	<u>(\$10,732.40)</u>
Liabilities and Equity Total	<u>\$14,616.24</u>	<u>\$59,162.55</u>	<u>\$73,778.79</u>

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC
INCOME & EXPENSE STATEMENT MTD % - Chaco Compound Operating
2/1/2023 - 2/28/2023

Accounts	2/1/2023 - 2/28/2023				7/1/2022 - 2/28/2023				Annual Budget	Remaining Budget
	Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance		
Income										
<u>INCOME</u>										
4100 - HOMEOWNER ASSESSMENTS	\$1,012.00	\$1,012.00	\$0.00	0.00%	\$8,096.00	\$8,096.00	\$0.00	0.00%	\$12,144.00	\$4,048.00
4310 - ASSESSMENT INTEREST	\$3.66	\$0.00	\$3.66	100.00%	\$19.83	\$0.00	\$19.83	100.00%	\$0.00	(\$19.83)
4600 - INTEREST INCOME	\$1.29	\$0.00	\$1.29	100.00%	\$8.81	\$0.00	\$8.81	100.00%	\$0.00	(\$8.81)
Total INCOME	\$1,016.95	\$1,012.00	\$4.95	0.49%	\$8,124.64	\$8,096.00	\$28.64	0.35%	\$12,144.00	\$4,019.36
<u>TRANSFER BETWEEN FUNDS</u>										
8900 - TRANSFER TO RESERVES	\$0.00	\$0.00	\$0.00	0.00%	(\$5,625.00)	(\$5,625.00)	\$0.00	0.00%	(\$7,500.00)	(\$1,875.00)
Total TRANSFER BETWEEN FUNDS	\$0.00	\$0.00	\$0.00	0.00%	(\$5,625.00)	(\$5,625.00)	\$0.00	0.00%	(\$7,500.00)	(\$1,875.00)
Total Income	\$1,016.95	\$1,012.00	\$4.95	0.49%	\$2,499.64	\$2,471.00	\$28.64	1.16%	\$4,644.00	\$2,144.36
Expense										
<u>ADMINISTRATIVE</u>										
5400 - INSURANCE	\$31.15	\$34.42	\$3.27	9.50%	\$249.19	\$275.36	\$26.17	9.50%	\$413.00	\$163.81
8600 - RESERVE STUDY	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	0.00%	\$63.00	\$63.00
Total ADMINISTRATIVE	\$31.15	\$34.42	\$3.27	9.50%	\$249.19	\$275.36	\$26.17	9.50%	\$476.00	\$226.81
<u>LANDSCAPE</u>										
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$50.00	\$50.00	100.00%	\$20.42	\$400.00	\$379.58	94.90%	\$600.00	\$579.58
Total LANDSCAPE	\$0.00	\$50.00	\$50.00	(100.00%)	\$20.42	\$400.00	\$379.58	94.90%	\$600.00	\$579.58
<u>MAINTENANCE</u>										
6100 - GATE & GUARDHOUSE MAINTENANCE	\$0.00	\$41.67	\$41.67	100.00%	\$446.09	\$333.36	(\$112.73)	(33.82%)	\$500.00	\$53.91
6580 - STREET REPAIR & MAINTENANCE	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$500.00	\$500.00	100.00%	\$500.00	\$500.00
6600 - SNOW REMOVAL	\$788.14	\$100.00	(\$688.14)	(688.14%)	\$1,286.23	\$450.00	(\$836.23)	(185.83%)	\$500.00	(\$786.23)
Total MAINTENANCE	\$788.14	\$141.67	(\$646.47)	(456.32%)	\$1,732.32	\$1,283.36	(\$448.96)	(34.98%)	\$1,500.00	(\$232.32)

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC
INCOME & EXPENSE STATEMENT MTD % - Chaco Compound Operating
2/1/2023 - 2/28/2023

Accounts	2/1/2023 - 2/28/2023				7/1/2022 - 2/28/2023				Annual Budget	Remaining Budget
	Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance		
<u>TAXES/OTHER EXPENSES</u>										
8800 - TAXES - CORPORATE	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$67.00	\$67.00	100.00%	\$67.00	\$67.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$67.00	\$67.00	(100.00%)	\$67.00	\$67.00
<u>UTILITIES</u>										
7100 - ELECTRICITY	\$24.13	\$26.25	\$2.12	8.08%	\$185.87	\$210.00	\$24.13	11.49%	\$315.00	\$129.13
7500 - TELEPHONE	\$120.79	\$117.78	(\$3.01)	(2.56%)	\$995.35	\$942.24	(\$53.11)	(5.64%)	\$1,413.37	\$418.02
<u>Total UTILITIES</u>	\$144.92	\$144.03	(\$0.89)	(0.62%)	\$1,181.22	\$1,152.24	(\$28.98)	(2.52%)	\$1,728.37	\$547.15
Total Expense	\$964.21	\$370.12	(\$594.09)	(160.51%)	\$3,183.15	\$3,177.96	(\$5.19)	(0.16%)	\$4,371.37	\$1,188.22
Chaco Compound Operating Net Income	\$52.74	\$641.88	(\$589.14)	(91.78%)	(\$683.51)	(\$706.96)	\$23.45	(3.32%)	\$272.63	\$956.14

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC
INCOME & EXPENSE STATEMENT MTD % - Chaco Compound Reserve
2/1/2023 - 2/28/2023

Accounts	2/1/2023 - 2/28/2023				7/1/2022 - 2/28/2023				Annual Budget	Remaining Budget
	Actual	Budget	Variance	% Variance	Actual	Budget	Variance	% Variance		
Reserve Income										
<u>INCOME</u>										
4610 - INTEREST/DIVIDEND INCOME - RESERVE	\$10.86	\$0.00	\$10.86	100.00%	\$97.34	\$0.00	\$97.34	100.00%	\$0.00	(\$97.34)
Total INCOME	\$10.86	\$0.00	\$10.86	100.00%	\$97.34	\$0.00	\$97.34	100.00%	\$0.00	(\$97.34)
<u>TRANSFER BETWEEN FUNDS</u>										
9000 - TRANSFER FROM OPERATING	\$0.00	\$0.00	\$0.00	0.00%	\$5,625.00	\$5,625.00	\$0.00	0.00%	\$7,500.00	\$1,875.00
Total TRANSFER BETWEEN FUNDS	\$0.00	\$0.00	\$0.00	0.00%	\$5,625.00	\$5,625.00	\$0.00	0.00%	\$7,500.00	\$1,875.00
Total Reserve Income	\$10.86	\$0.00	\$10.86	100.00%	\$5,722.34	\$5,625.00	\$97.34	1.73%	\$7,500.00	\$1,777.66
Reserve Expense										
<u>COMMON AREA</u>										
9100 - RESERVE EXPENSE	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$4,634.25	\$4,634.25	100.00%	\$6,179.00	\$6,179.00
9200 - ASPHALT & CONCRETE -RESERVES	\$0.00	\$0.00	\$0.00	0.00%	\$15,771.23	\$0.00	(\$15,771.23)	(100.00%)	\$0.00	(\$15,771.23)
Total COMMON AREA	\$0.00	\$0.00	\$0.00	0.00%	\$15,771.23	\$4,634.25	(\$11,136.98)	(240.32%)	\$6,179.00	(\$9,592.23)
Total Reserve Expense	\$0.00	\$0.00	\$0.00	0.00%	\$15,771.23	\$4,634.25	(\$11,136.98)	(240.32%)	\$6,179.00	(\$9,592.23)
Reserve Net Income	\$10.86	\$0.00	\$10.86	100.00%	(\$10,048.89)	\$990.75	(\$11,039.64)	(1,114.27%)	\$1,321.00	\$11,369.89
Chaco Compound Reserve Net Income	\$10.86	\$0.00	\$10.86	100.00%	(\$10,048.89)	\$990.75	(\$11,039.64)	(1,114.27%)	\$1,321.00	\$11,369.89

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC

Income Statement - Chaco Compound Operating

7/1/2022 - 2/28/2023

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	YTD
Income									
<u>INCOME</u>									
4100 - HOMEOWNER ASSESSMENTS	\$1,012.00	\$1,012.00	\$1,012.00	\$1,012.00	\$1,012.00	\$1,012.00	\$1,012.00	\$1,012.00	\$8,096.00
4310 - ASSESSMENT INTEREST	\$2.72	\$0.00	\$1.31	\$2.72	\$2.62	\$2.72	\$4.08	\$3.66	\$19.83
4600 - INTEREST INCOME	\$0.83	\$0.65	\$0.78	\$1.29	\$1.29	\$1.34	\$1.34	\$1.29	\$8.81
<u>Total INCOME</u>	\$1,015.55	\$1,012.65	\$1,014.09	\$1,016.01	\$1,015.91	\$1,016.06	\$1,017.42	\$1,016.95	\$8,124.64
<u>TRANSFER BETWEEN FUNDS</u>									
8900 - TRANSFER TO RESERVES	(\$1,875.00)	\$0.00	\$0.00	(\$1,875.00)	\$0.00	\$0.00	(\$1,875.00)	\$0.00	(\$5,625.00)
<u>Total TRANSFER BETWEEN FUNDS</u>	(\$1,875.00)	\$0.00	\$0.00	(\$1,875.00)	\$0.00	\$0.00	(\$1,875.00)	\$0.00	(\$5,625.00)
<i>Total Income</i>	(\$859.45)	\$1,012.65	\$1,014.09	(\$858.99)	\$1,015.91	\$1,016.06	(\$857.58)	\$1,016.95	\$2,499.64
Expense									
<u>ADMINISTRATIVE</u>									
5400 - INSURANCE	\$31.15	\$31.15	\$31.15	\$31.14	\$31.15	\$31.15	\$31.15	\$31.15	\$249.19
<u>Total ADMINISTRATIVE</u>	\$31.15	\$31.15	\$31.15	\$31.14	\$31.15	\$31.15	\$31.15	\$31.15	\$249.19
<u>LANDSCAPE</u>									
6300 - LANDSCAPE MAINTENANCE	\$0.00	\$0.00	\$20.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.42
<u>Total LANDSCAPE</u>	\$0.00	\$0.00	\$20.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.42
<u>MAINTENANCE</u>									
6100 - GATE & GUARDHOUSE MAINTENANCE	\$0.00	\$0.00	\$0.00	\$129.30	\$0.00	\$0.00	\$316.79	\$0.00	\$446.09
6600 - SNOW REMOVAL	\$0.00	\$0.00	\$498.09	\$0.00	\$0.00	\$0.00	\$0.00	\$788.14	\$1,286.23
<u>Total MAINTENANCE</u>	\$0.00	\$0.00	\$498.09	\$129.30	\$0.00	\$0.00	\$316.79	\$788.14	\$1,732.32

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC

Income Statement - Chaco Compound Operating

7/1/2022 - 2/28/2023

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	YTD
<u>UTILITIES</u>									
7100 - ELECTRICITY	\$23.82	\$20.02	\$23.74	\$23.31	\$24.04	\$23.74	\$23.07	\$24.13	\$185.87
7500 - TELEPHONE	\$120.95	\$120.92	\$136.94	\$119.64	\$119.67	\$119.65	\$136.79	\$120.79	\$995.35
<u>Total UTILITIES</u>	\$144.77	\$140.94	\$160.68	\$142.95	\$143.71	\$143.39	\$159.86	\$144.92	\$1,181.22
<i>Total Expense</i>	\$175.92	\$172.09	\$710.34	\$303.39	\$174.86	\$174.54	\$507.80	\$964.21	\$3,183.15
Operating Net Income	(\$1,035.37)	\$840.56	\$303.75	(\$1,162.38)	\$841.05	\$841.52	(\$1,365.38)	\$52.74	(\$683.51)

HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION INC

Income Statement - Chaco Compound Reserve

7/1/2022 - 2/28/2023

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	YTD
Reserve Income									
<u>INCOME</u>									
4610 - INTEREST/DIVIDEND INCOME - RESERVE	\$11.37	\$11.54	\$11.30	\$14.75	\$13.76	\$11.88	\$11.88	\$10.86	\$97.34
<u>Total INCOME</u>	\$11.37	\$11.54	\$11.30	\$14.75	\$13.76	\$11.88	\$11.88	\$10.86	\$97.34
<u>TRANSFER BETWEEN FUNDS</u>									
9000 - TRANSFER FROM OPERATING	\$1,875.00	\$0.00	\$0.00	\$1,875.00	\$0.00	\$0.00	\$1,875.00	\$0.00	\$5,625.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$1,875.00	\$0.00	\$0.00	\$1,875.00	\$0.00	\$0.00	\$1,875.00	\$0.00	\$5,625.00
<i>Total Reserve Income</i>	\$1,886.37	\$11.54	\$11.30	\$1,889.75	\$13.76	\$11.88	\$1,886.88	\$10.86	\$5,722.34
Reserve Expense									
<u>COMMON AREA</u>									
9200 - ASPHALT & CONCRETE - RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$15,771.23	\$0.00	\$0.00	\$0.00	\$15,771.23
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$15,771.23	\$0.00	\$0.00	\$0.00	\$15,771.23
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$15,771.23	\$0.00	\$0.00	\$0.00	\$15,771.23
 Reserve Net Income	 \$1,886.37	 \$11.54	 \$11.30	 \$1,889.75	 (\$15,757.47)	 \$11.88	 \$1,886.88	 \$10.86	 (\$10,048.89)