

HEARTWOOD HOA

BUDGET & CASH FLOW

2022

FINAL

	ACTUAL					APPROVED		ADJUSTED	VARIANCE
	01/30/23	QTR 1	QTR 2	QTR 3	QTR 4	TOTAL	BUDGET	ADJUST	
BEGINNING CASH	262,262	259,105	255,676	236,900	262,262	262,262		262,262	
OPERATING					251,159	0			
SOURCES									
HOA Assessments	17,076	17,215	17,105	16,943	68,339	69,000		69,000	(661)
Less: Team Reserves	0	0	0	0	0	0		0	0
Less: Extraordinary Spending	(1,500)	(1,500)	(1,500)	(1,500)	(6,000)	(6,000)		(6,000)	0
Less: Planning Reserve - Net	(4,569)	(4,569)	(4,569)	(4,569)	(18,275)	(18,275)		(18,275)	0
Less: Water Well #5 Loan Repayment	(250)	(250)	(250)	(250)	(1,000)	(1,000)		(1,000)	0
Less: UTV Loan Repayment	(250)	(250)	(250)	(250)	(1,000)	(1,000)		(1,000)	0
BP Road Maintenance Fee	0	0	0	5,000	5,000	5,000		5,000	0
Laundry	172	188	113	159	632	800		800	(168)
Donations	262	1,134	1,324	199	2,919	2,000		2,000	919
Workshop Use Fees	0	0	0	0	0	0		0	0
Private Tractor Rental	0	0	0	0	0	0		0	0
Late Fees	0	0	0	0	0	300		300	(300)
Interest & Investment Income	(11,126)	(13,334)	(8,757)	10,274	(22,943)	0		0	(22,943)
Funded with Non-Reserved Savings	0	0	0	0	0	0		0	0
Less: Invest Income to Carport Ext Main	0	0	0	1,196	1,196	0		0	1,196
Less: Invest Income to Humanitarian Fund	0	0	0	527	527	0		0	527
Less: Invest Income to Renewable Energy Fund	0	0	0	280	280	0		0	280
Less: Contingency Alloc to Extraordinary	0	0	0	0	0	0		0	0
Miscellaneous (Plug)	(867)	742	(688)	686	(127)	0		0	(127)
TOTAL SOURCES	(1,052)	(624)	2,528	28,695	29,548	50,825	0	50,825	(21,277)
USES									
Common House									
Cleaning	0	66	85	207	358	250		250	(108)
Electric	233	134	127	8	502	500		500	(2)
Furnishings	100	26	54	210	390	600		600	210
Gas	545	473	193	440	1,651	1,300		1,300	(351)
Repairs & Maintenance	231	0	1,078	617	1,926	1,700		1,700	(226)
Yurt	0	0	0	0	0	150		150	150
Miscellaneous	8	30	12	65	115	400		400	285
Total Common House	1,117	729	1,549	1,547	4,942	4,900	0	4,900	(42)
Land Stewardship									
Cluster Irrigation System	0	162	0	340	502	650		650	148
Forest Management	0	0	0	0	0	150		150	150
Landscaping	0	153	128	0	281	200		200	(81)
Miscellaneous	0	65	34	77	176	650		650	474
Total Land Stewardship	0	380	162	417	959	1,650	0	1,650	691
Pasture & Agriculture									
Building Maintenance	710	0	0	320	1,030	250		250	(780)
Ditch Fees	823	0	0	0	823	825		825	2
Equipment	0	335	0	0	335	800		800	465
Fencing Supplies	14	0	0	0	14	350		350	336
Irrigation Supplies	0	1,333	25	0	1,358	700		700	(658)
Labor	0	1,330	0	0	1,330	100		100	(1,230)
Seed	0	0	0	0	0	350		350	350
Tractor & UTV Fuel	0	0	0	1,246	1,246	1,000	491	1,491	245
Tractor & UTV Repairs & Maintenance	0	0	0	0	0	550		550	550
Miscellaneous	0	0	0	0	0	400		400	400
Total Pasture & Agriculture	1,547	2,998	25	1,566	6,136	5,325	491	5,816	(320)
Garden & Greenhouse									
Miscellaneous	0	201	135	542	878	700		700	(178)
Total Garden & Greenhouse	0	201	135	542	878	700	0	700	(178)
Common Facilities									
Carts	0	94	51	0	145	500		500	355
Dumpster	594	645	732	508	2,479	2,000		2,000	(479)
Electric	790	582	615	935	2,922	3,500		3,500	578
Fire Extinguishers	0	0	0	632	632	500		500	(132)
Hot Tub	0	56	0	454	510	600		600	90
Recycling	405	405	405	405	1,620	1,700		1,700	80
Site Lights	0	0	0	0	0	250		250	250
Water - Operator (Barry)	900	900	900	900	3,600	3,600		3,600	0
Water - Annual Testing	105	443	376	462	1,386	2,000		2,000	614
Workshop Gas	131	105	83	92	411	350		350	(61)
Miscellaneous	58	36	79	179	352	1,000		1,000	648
Total Common Facilities	2,983	3,266	3,241	4,567	14,057	16,000	0	16,000	1,943
Process & Communication									
Retreat - Food	595	161	0	0	756	600		600	(156)
Retreat - Other	0	0	0	0	0	100		100	100
Miscellaneous	0	0	75	348	423	200	350	550	127
Total Process & Communication	595	161	75	348	1,179	900	350	1,250	71
Membership									
Advertising & Coho/US Donation	0	0	49	1,391	1,440	1,065		1,065	(375)
Website: Management & Hosting	19	0	0	0	19	175		175	156
Miscellaneous	0	56	144	0	200	100		100	(100)
Total Membership	19	56	193	1,391	1,659	1,340	0	1,340	(319)
Celebration									
Miscellaneous	0	38	0	71	109	250		250	141
Total Celebration	0	38	0	71	109	250	0	250	141

	ACTUAL					APPROVED		ADJUSTED	VARIANCE
	QTR 1	QTR 2	QTR 3	QTR 4	TOTAL	BUDGET	ADJUST	BUDGET	
Finance									
Bookkeeping (Kate)	900	900	900	900	3,600	3,600		3,600	0
Income Tax & State License Fees	400	39	0	0	439	500		500	61
Insurance	0	117	10,584	352	11,053	9,700	1,500	11,200	147
QuickBooks Fees	0	0	0	93	93	235		235	142
Miscellaneous	111	0	66	123	300	150		150	(150)
Total Finance	1,411	1,056	11,550	1,468	15,485	14,185	1,500	15,685	200
Steering									
Miscellaneous	146	174	235	175	730	500		500	(230)
Total Steering	146	174	235	175	730	500	0	500	(230)
Operating Contingency	0	0	0	0	0	5,083	(2,341)	2,742	2,742
TOTAL USES	7,818	9,059	17,165	12,092	46,134	50,833	0	50,833	4,699
NET CASH FLOW - OPERATING	(8,870)	(9,683)	(14,637)	16,603	(16,586)	(8)	0	(8)	(16,578)
Team Reserves - HOA Assessments	0	0	0	0	0	0		0	0
Team Reserves - Uses	1,393	90	8,932	8,255	18,670	0		0	18,670
TEAM RESERVES - NET CASH FLOW	(1,393)	(90)	(8,932)	(8,255)	(18,670)	0	0	0	(18,670)
CP Ext Main Res - Source - CP Owners	0	0	0	1,280	1,280	1,280		1,280	0
CP Ext Main Res - Source - Imputed Invest Inc	0	0	0	(1,196)	(1,196)	0		0	(1,196)
CP Ext Main Res - Uses	0	1,634	0	0	1,634	0		0	(1,634)
CP EXT MAIN RES - NET CASH FLOW	0	(1,634)	0	84	(1,550)	1,280	0	1,280	(2,830)
PLANNING RESERVE - NET	4,569	4,569	4,569	4,569	18,275	18,275		18,275	0
WATER WELL #5 LOAN REPAYMENT	250	250	250	250	1,000	1,000		1,000	0
UTV LOAN REPAYMENT	250	250	250	250	1,000	(5,000)		(5,000)	(6,000)
USE OF NON-RESERVED SAVINGS	0	0	0	0	0	0		0	0
SPECIAL CHARGES									
Common Meals - Sources	684	1,530	2,260	1,697	6,171	0		0	6,171
Common Meals - Uses	702	911	2,638	1,483	5,734	0		0	5,734
Common Meals - Net Cash Flow	(18)	619	(378)	214	437	0	0	0	437
Carport Insurance - Sources	0	0	0	2,366	2,366	0		0	2,366
Carport Insurance - Uses	0	0	2,088	0	2,088	0		0	(2,088)
Carport Insurance - Net Cash Flow	0	0	(2,088)	2,366	278	0	0	0	278
NET CASH FLOW - SPEC CHG	(18)	619	(2,466)	2,580	715	0	0	0	715
Humanitarian Fund - Donations	225	330	330	325	1,210	0		0	1,210
Humanitarian Fund - Imputed Investment Income	0	0	0	(527)	(527)	0		0	(527)
Humanitarian Fund - Uses	0	0	0	0	0	0		0	0
HUMANITARIAN FUND - NET CASH FLOW	225	330	330	(202)	683	0	0	0	683
Renewable Energy Fund - Donations	330	460	360	360	1,510	0		0	1,510
Renewable Energy Fund - Imputed Invest Income	0	0	0	(280)	(280)	0		0	(280)
Renewable Energy Fund - Uses	0	0	0	0	0	0		0	0
RENEWABLE ENERGY FUND - NET CASH FLOW	330	460	360	80	1,230	0	0	0	1,230
EXTRAORDINARY ACTIVITY									
SOURCES									
HOA Assess To Extraordinary	1,500	1,500	1,500	1,500	6,000	6,000		6,000	0
Renewable Energy Fund	0	0	0	0	0	0		0	0
Carport Exterior Maintenance Reserve	0	0	0	0	0	2,200		2,200	(2,200)
Funding Carryover From Prior Years	0	0	0	0	0	2,234		2,234	(2,234)
TOTAL SOURCES	1,500	1,500	1,500	1,500	6,000	10,434	0	10,434	(4,434)
USES									
CFT - Expand ET Bed 1 (Exp. 2024)	0	0	0	3,200	3,200	0		0	(3,200)
FMFTF - Contractual Services (Grant)(Exp. 2023)									