

**Annual Financials-Balance Sheet**  
**Patriot Condominium Unit Owner's Association Inc.**

Order: LDGKPHV55  
Address: 310 Patriot Ln Unit D  
Order Date: 12-07-2023  
Document not for resale  
HomeWiseDocs

## Balance Sheet

Properties: Patriot Condominium Unit Owners Association - 150 Strawberry Plains Road Suite A-1 Williamsburg, VA 23188-3408

As of: 12/31/2022

Accounting Basis: Accrual

GL Account Map: Patriot Condominium

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
CIT Operating Cash *0958	98,114.78
CIT Reserve Cash *3881	155,869.62
<b>Total Cash</b>	<b>253,984.40</b>
Due from Operating	7,342.58
Due from Other	143.47
Accounts Receivable	43,894.83
Prepaid Insurance	11,908.26
<b>TOTAL ASSETS</b>	<b>317,273.54</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Dues	5,257.58
Refundable Deposits	327.50
Due to Reserves	7,342.58
<b>Total Liabilities</b>	<b>12,927.66</b>
<b>Capital</b>	
<b>CAPITAL RESERVES</b>	
Capital Reserves	119,085.75
Interest Income Reserves	570.95
Replacement Reserves	44,055.50
<b>Total CAPITAL RESERVES</b>	<b>163,712.20</b>
Bank Account To/From	-1,000.00
Calculated Retained Earnings	15,619.20
Calculated Prior Years Retained Earnings	126,014.48
<b>Total Capital</b>	<b>304,345.88</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>317,273.54</b>

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# Annual Association Budget - Comparative

Properties: Patriot Condominium Unit Owners Association - 150 Strawberry Plains Road Suite A-1 Williamsburg, VA 23188-3408

As of: Dec 2022

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Patriot Condominium

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>								
<b>41000</b>	<b>RECURRING DUES</b>							
41010	Assessment Income	15,106.49	15,106.50	-0.01	188,467.98	181,278.00	7,189.98	181,278.00
	<b>Total RECURRING DUES</b>	<b>15,106.49</b>	<b>15,106.50</b>	<b>-0.01</b>	<b>188,467.98</b>	<b>181,278.00</b>	<b>7,189.98</b>	<b>181,278.00</b>
<b>44000</b>	<b>FEE INCOME</b>							
44150	Violation Fee	0.00	0.00	0.00	170.00	0.00	170.00	0.00
44160	Legal Fee Reimbursement	0.00	0.00	0.00	-4,732.71	0.00	-4,732.71	0.00
44250	Resale Fees	0.00	0.00	0.00	322.00	0.00	322.00	0.00
44300	Capital Contribution Fee	0.00	0.00	0.00	3,143.00	0.00	3,143.00	0.00
4460	Late Fee	0.00	0.00	0.00	1,728.51	0.00	1,728.51	0.00
	<b>Total FEE INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>630.80</b>	<b>0.00</b>	<b>630.80</b>	<b>0.00</b>
<b>47000</b>	<b>INTEREST/OTHER INCOME</b>							
47100	Interest Income	4.41	0.00	4.41	18.25	0.00	18.25	0.00
47150	Reserve Interest Income	44.54	0.00	44.54	254.29	0.00	254.29	0.00
47190	Miscellaneous Income	0.00	0.00	0.00	75.00	0.00	75.00	0.00
	<b>Total INTEREST/OTHER INCOME</b>	<b>48.95</b>	<b>0.00</b>	<b>48.95</b>	<b>347.54</b>	<b>0.00</b>	<b>347.54</b>	<b>0.00</b>
	<b>Total Operating Income</b>	<b>15,155.44</b>	<b>15,106.50</b>	<b>48.94</b>	<b>189,446.32</b>	<b>181,278.00</b>	<b>8,168.32</b>	<b>181,278.00</b>
<b>Expense</b>								
<b>60000</b>	<b>EXPENSES</b>							
<b>61000</b>	<b>ADMINISTRATIVE EXPENSES</b>							
61110	General Administrative	0.00	0.00	0.00	756.96	0.00	-756.96	0.00
61155	Bad Debt Expense	0.00	0.00	0.00	227.31	0.00	-227.31	0.00
61160	Coupon Books	0.00	16.63	16.63	0.00	200.00	200.00	200.00
61205	Postage	0.00	35.87	35.87	195.58	430.00	234.42	430.00
61210	Printing & Copying	0.00	50.00	50.00	769.19	600.00	-169.19	600.00
	<b>Total ADMINISTRATIVE EXPENSES</b>	<b>0.00</b>	<b>102.50</b>	<b>102.50</b>	<b>1,949.04</b>	<b>1,230.00</b>	<b>-719.04</b>	<b>1,230.00</b>

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**Annual Association Budget - Comparative**

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>63000</b>	<b>INSURANCE</b>							
63100	Insurance Premiums	2,782.11	2,416.63	-365.48	30,602.26	29,000.00	-1,602.26	29,000.00
63300	Insurance Repairs/ Deductibles	0.00	416.63	416.63	0.00	5,000.00	5,000.00	5,000.00
	<b>Total INSURANCE</b>	<b>2,782.11</b>	<b>2,833.26</b>	<b>51.15</b>	<b>30,602.26</b>	<b>34,000.00</b>	<b>3,397.74</b>	<b>34,000.00</b>
<b>65000</b>	<b>UTILITIES</b>							
65100	Electricity	407.47	458.37	50.90	5,756.00	5,500.00	-256.00	5,500.00
	<b>Total UTILITIES</b>	<b>407.47</b>	<b>458.37</b>	<b>50.90</b>	<b>5,756.00</b>	<b>5,500.00</b>	<b>-256.00</b>	<b>5,500.00</b>
<b>66000</b>	<b>CONTRACTED SERVICES</b>							
6270	Management Fees	694.00	694.00	0.00	8,328.00	8,328.00	0.00	8,328.00
66100	Management Fees	203.60	0.00	-203.60	203.60	0.00	-203.60	0.00
66200	Landscaping Contract	1,475.00	1,475.00	0.00	16,692.79	17,700.00	1,007.21	17,700.00
66420	Pest Control Contract	0.00	119.50	119.50	1,462.00	1,434.00	-28.00	1,434.00
66440	Snow Removal Contract	0.00	166.63	166.63	375.00	2,000.00	1,625.00	2,000.00
	<b>Total CONTRACTED SERVICES</b>	<b>2,372.60</b>	<b>2,455.13</b>	<b>82.53</b>	<b>27,061.39</b>	<b>29,462.00</b>	<b>2,400.61</b>	<b>29,462.00</b>
<b>67000</b>	<b>REPAIRS AND MAINTENANCE</b>							
67100	General Repairs & Maintenance	0.00	0.00	0.00	75.00	0.00	-75.00	0.00
67115	Maintenance Supplies	0.00	0.00	0.00	1,033.16	0.00	-1,033.16	0.00
	<b>Total REPAIRS AND MAINTENANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,108.16</b>	<b>0.00</b>	<b>-1,108.16</b>	<b>0.00</b>
<b>67500</b>	<b>BUILDINGS/GROUNDS</b>							
67505	Building Maintenance	0.00	1,250.00	1,250.00	8,634.51	15,000.00	6,365.49	15,000.00
	<b>Total BUILDINGS/GROUNDS</b>	<b>0.00</b>	<b>1,250.00</b>	<b>1,250.00</b>	<b>8,634.51</b>	<b>15,000.00</b>	<b>6,365.49</b>	<b>15,000.00</b>
<b>67700</b>	<b>SYSTEMS</b>							
67740	Sewage Pump Maintenance	57.27	208.37	151.10	86.92	2,500.00	2,413.08	2,500.00
67764	Septic Maintenance	139.01	0.00	-139.01	139.01	0.00	-139.01	0.00
	<b>Total SYSTEMS</b>	<b>196.28</b>	<b>208.37</b>	<b>12.09</b>	<b>225.93</b>	<b>2,500.00</b>	<b>2,274.07</b>	<b>2,500.00</b>
<b>68000</b>	<b>PROFESSIONAL SERVICES</b>							
68105	Legal Expenses	0.00	83.33	83.33	3,417.50	1,000.00	-2,417.50	1,000.00
68110	Legal Collection Expense	0.00	333.33	333.33	3,877.00	4,000.00	123.00	4,000.00

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# Annual Association Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
68120	Accounting Expenses	0.00	39.62	39.62	475.00	475.00	0.00	475.00
	<b>Total PROFESSIONAL SERVICES</b>	<b>0.00</b>	<b>456.28</b>	<b>456.28</b>	<b>7,769.50</b>	<b>5,475.00</b>	<b>-2,294.50</b>	<b>5,475.00</b>
	<b>Total EXPENSES</b>	<b>5,758.46</b>	<b>7,763.91</b>	<b>2,005.45</b>	<b>83,106.79</b>	<b>93,167.00</b>	<b>10,060.21</b>	<b>93,167.00</b>
<b>81000</b>	<b>TAXES</b>							
81300	Permits & Licenses	50.00	0.00	-50.00	110.00	0.00	-110.00	0.00
	<b>Total TAXES</b>	<b>50.00</b>	<b>0.00</b>	<b>-50.00</b>	<b>110.00</b>	<b>0.00</b>	<b>-110.00</b>	<b>0.00</b>
	<b>Total Operating Expense</b>	<b>5,808.46</b>	<b>7,763.91</b>	<b>1,955.45</b>	<b>83,216.79</b>	<b>93,167.00</b>	<b>9,950.21</b>	<b>93,167.00</b>
	Total Operating Income	15,155.44	15,106.50	48.94	189,446.32	181,278.00	8,168.32	181,278.00
	Total Operating Expense	5,808.46	7,763.91	1,955.45	83,216.79	93,167.00	9,950.21	93,167.00
	<b>NOI - Net Operating Income</b>	<b>9,346.98</b>	<b>7,342.59</b>	<b>2,004.39</b>	<b>106,229.53</b>	<b>88,111.00</b>	<b>18,118.53</b>	<b>88,111.00</b>
	<b>Other Expense</b>							
<b>90000</b>	<b>RESERVE FUNDING</b>							
92000	Replacement Reserve Contribution	7,342.58	7,342.62	0.04	90,356.04	88,111.00	-2,245.04	88,111.00
97190	Reinvested Interest	44.54	0.00	-44.54	254.29	0.00	-254.29	0.00
	<b>Total RESERVE FUNDING</b>	<b>7,387.12</b>	<b>7,342.62</b>	<b>-44.50</b>	<b>90,610.33</b>	<b>88,111.00</b>	<b>-2,499.33</b>	<b>88,111.00</b>
9450	Vendor 1099 Credit Adj	0.00	0.00	0.00	2,559.88	0.00	-2,559.88	0.00
9500	Vendor 1099 Increase Adj	0.00	0.00	0.00	-2,559.88	0.00	2,559.88	0.00
	<b>Total Other Expense</b>	<b>7,387.12</b>	<b>7,342.62</b>	<b>-44.50</b>	<b>90,610.33</b>	<b>88,111.00</b>	<b>-2,499.33</b>	<b>88,111.00</b>
	<b>Net Other Income</b>	<b>-7,387.12</b>	<b>-7,342.62</b>	<b>-44.50</b>	<b>-90,610.33</b>	<b>-88,111.00</b>	<b>-2,499.33</b>	<b>-88,111.00</b>
	Total Income	15,155.44	15,106.50	48.94	189,446.32	181,278.00	8,168.32	181,278.00
	Total Expense	13,195.58	15,106.53	1,910.95	173,827.12	181,278.00	7,450.88	181,278.00
	<b>Net Income</b>	<b>1,959.86</b>	<b>-0.03</b>	<b>1,959.89</b>	<b>15,619.20</b>	<b>0.00</b>	<b>15,619.20</b>	<b>0.00</b>

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**Patriot Condominium Unit Owners  
Association**

Run Date: 01/18/2022  
Run Time: 11:14 AM

**BALANCE SHEET  
As of: 12/31/2021  
Assets**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Operating Asset</b>		
10100	UnionBank-Operating #9615	\$79,271.54
	<b>OPERATING ASSET TOTAL:</b>	<b>\$79,271.54</b>
<b>Capital Replacement Reserves</b>		
10710	UnionBank-Capital Rep Res#5093	\$159,550.34
	<b>CAPITAL REPLACEMENT RESERVES TOTAL:</b>	<b>\$159,550.34</b>
<b>Other Current Assets</b>		
13100	Assessment Receivable	\$22,975.69
13400	Late Fee Receivable	\$2,648.50
13500	Legal Fee Receivable	\$22,228.64
13600	Misc. Owner Receivable	\$325.00
13900	Late Fee Interest Receivable	\$791.49
14300	Violation Inc Receivable	\$72.50
16100	Prepaid Insurance	\$11,688.35
	<b>OTHER CURRENT ASSETS TOTAL:</b>	<b>\$60,730.17</b>
	<b>TOTAL ASSETS:</b>	<b>\$299,552.05</b>

**Liabilities**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Liability</b>		
30100	Accounts Payable	\$7,998.64
33100	Prepaid Owner Assessments	\$5,812.42
	<b>LIABILITY TOTAL:</b>	<b>\$13,811.06</b>
	<b>TOTAL LIABILITIES:</b>	<b>\$13,811.06</b>

**Equity**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Reserves</b>		
50100	Capital Replacement Res-DEP	\$212,672.55
50125	Capital Replacement Res-INT	\$272.63
50150	Capital Replacement Res-EXP	(\$53,394.84)
	<b>RESERVES TOTAL:</b>	<b>\$159,550.34</b>

**Members**

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<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Equity</b>		
55100	Prior Year Net Inc./Loss	<u>\$129,393.50</u>
	MEMBERS EQUITY TOTAL:	\$129,393.50
	Current Year Net Income/(Loss)	<u>(\$3,202.85)</u>
	TOTAL EQUITY:	\$285,740.99
	TOTAL LIABILITIES AND EQUITY:	<u>\$299,552.05</u>

# Patriot Condominium Unit Owners Association

Run Date: 01/18/2022

Run Time: 11:14 AM

## INCOME STATEMENT

Start: 12/01/2021 | End: 12/31/2021

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
63100 Assessment Income	15,825.50	15,106.50	719.00	189,906.00	181,278.00	8,628.00	181,278.00
63200 Capital Contributions	0.00	0.00	0.00	3,165.00	0.00	3,165.00	0.00
63400 Late Fee Income	0.00	0.00	0.00	1,351.50	0.00	1,351.50	0.00
63450 Violation Income	0.00	0.00	0.00	570.00	0.00	570.00	0.00
63475 Late Fee Interest Income	0.00	0.00	0.00	(14.74)	0.00	(14.74)	0.00
63500 Legal Fees Reimbursement	2,276.08	0.00	2,276.08	9,678.53	0.00	9,678.53	0.00
69300 Interest Income - Replacement	7.06	0.00	7.06	80.54	0.00	80.54	0.00
69900 Misc. Income	325.00	0.00	325.00	375.00	0.00	375.00	0.00
<b>Income Total</b>	<b>18,433.64</b>	<b>15,106.50</b>	<b>3,327.14</b>	<b>205,111.83</b>	<b>181,278.00</b>	<b>23,833.83</b>	<b>181,278.00</b>
<b>Total Income</b>	<b>18,433.64</b>	<b>15,106.50</b>	<b>3,327.14</b>	<b>205,111.83</b>	<b>181,278.00</b>	<b>23,833.83</b>	<b>181,278.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
70100 Management Fees	694.00	694.00	0.00	8,328.00	8,328.00	0.00	8,328.00
70200 Accounting Fees	0.00	37.50	37.50	475.00	450.00	(25.00)	450.00
71600 Legal Fees	0.00	83.37	83.37	1,198.00	1,000.00	(198.00)	1,000.00
71650 Legal-Owner Collection	646.08	333.37	(312.71)	14,326.53	4,000.00	(10,326.53)	4,000.00
72800 Insurance	2,332.53	2,305.37	(27.16)	26,616.66	27,664.00	1,047.34	27,664.00
72900 Insurance Loss	0.00	833.37	833.37	0.00	10,000.00	10,000.00	10,000.00
73000 SCC/VDPOR	0.00	0.00	0.00	50.00	0.00	(50.00)	0.00
73300 Coupon Books	0.00	16.63	16.63	0.00	200.00	200.00	200.00
73700 Copies/Checks/Admin/Supplies	207.69	41.63	(166.06)	912.74	500.00	(412.74)	500.00
73900 Postage/Copy Work	261.87	35.87	(226.00)	660.63	430.00	(230.63)	430.00
78900 Misc. General & Admin	42.48	0.00	(42.48)	1,019.39	0.00	(1,019.39)	0.00
<b>General &amp; Administrative Total</b>	<b>4,184.65</b>	<b>4,381.11</b>	<b>196.46</b>	<b>53,586.95</b>	<b>52,572.00</b>	<b>(1,014.95)</b>	<b>52,572.00</b>
<b>Utilities</b>							
89100 Electricity	401.22	416.63	15.41	4,933.89	5,000.00	66.11	5,000.00
<b>Utilities Total</b>	<b>401.22</b>	<b>416.63</b>	<b>15.41</b>	<b>4,933.89</b>	<b>5,000.00</b>	<b>66.11</b>	<b>5,000.00</b>
<b>Maintenance</b>							
91115 Bldg Maintenance/Repair	8,093.46	1,250.00	(6,843.46)	42,450.33	15,000.00	(27,450.33)	15,000.00
95850 Sewage Pump Maintenance	0.00	416.63	416.63	2,367.97	5,000.00	2,632.03	5,000.00
<b>Maintenance Total</b>	<b>8,093.46</b>	<b>1,666.63</b>	<b>(6,426.83)</b>	<b>44,818.30</b>	<b>20,000.00</b>	<b>(24,818.30)</b>	<b>20,000.00</b>
<b>Contract Service Expense</b>							
96100 Lawn Maint. & Landscaping	1,475.00	1,475.00	0.00	17,700.00	17,700.00	0.00	17,700.00
97550 Pest Control	0.00	117.50	117.50	1,434.00	1,410.00	(24.00)	1,410.00
98000 Snow Removal	0.00	166.63	166.63	0.00	2,000.00	2,000.00	2,000.00
<b>Contract Service Expense Total</b>	<b>1,475.00</b>	<b>1,759.13</b>	<b>284.13</b>	<b>19,134.00</b>	<b>21,110.00</b>	<b>1,976.00</b>	<b>21,110.00</b>
<b>Reserve Contribution</b>							
99300 Capital Replacement Res-DEP	6,883.00	6,883.00	0.00	83,967.00	82,596.00	(1,371.00)	82,596.00
99310 Capital Rep Reserve-CAP FEE	0.00	0.00	0.00	1,794.00	0.00	(1,794.00)	0.00
99325 Capital Replacement Res-INT	7.06	0.00	(7.06)	80.54	0.00	(80.54)	0.00
<b>Reserve Contribution Total</b>	<b>6,890.06</b>	<b>6,883.00</b>	<b>(7.06)</b>	<b>85,841.54</b>	<b>82,596.00</b>	<b>(3,245.54)</b>	<b>82,596.00</b>
<b>Total Expense</b>	<b>21,044.39</b>	<b>15,106.50</b>	<b>(5,937.89)</b>	<b>208,314.68</b>	<b>181,278.00</b>	<b>(27,036.68)</b>	<b>181,278.00</b>

Order: LDGKPHV53

Address: 10101 L...

Order Date: 12-07-2023

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<b>Net Income</b>	<b>(2,610.75)</b>	<b>0.00</b>	<b>(2,610.75)</b>	<b>(3,202.85)</b>	<b>0.00</b>	<b>(3,202.85)</b>	<b>0.00</b>
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