

**Inn Condominium Owners Association**  
**Balance Sheet**  
As of December 31, 2022

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	<u>Dec 31, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Due from HOA Living	98,696.17
Checking	50.00
Money Market	108.74
<b>Total Checking/Savings</b>	98,854.91
<b>Accounts Receivable</b>	
Accounts Receivable	2,461.17
<b>Total Accounts Receivable</b>	2,461.17
<b>Total Current Assets</b>	101,316.08
<b>TOTAL ASSETS</b>	<b><u>101,316.08</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	20,578.54
<b>Total Accounts Payable</b>	20,578.54
<b>Other Current Liabilities</b>	
Prepaid Assessments	9,269.14
Due to Tiffany	50.00
<b>Total Other Current Liabilities</b>	9,319.14
<b>Total Current Liabilities</b>	29,897.68
<b>Total Liabilities</b>	29,897.68
<b>Equity</b>	
Reserves	29,747.12
Retained Earnings	75,923.57
Net Income	-34,252.29
<b>Total Equity</b>	71,418.40
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>101,316.08</u></b>

No assurance is provided on these financial statements.

The financial statements do not include a cash flow statement.

Management has elected to omit substantially all disclosures required by accounting principles generally accepted in the United States.

**Inn Condominium Owners Association**  
**Profit & Loss**  
 January through December 2022

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	Jan - Dec 22
<b>Income</b>	
HOA Dues	243,211.38
Laundry Income	539.76
Fees	-835.00
Finance Charges	116.17
Interest Income	26.08
	243,058.39
<b>Total Income</b>	<b>243,058.39</b>
<b>Gross Profit</b>	<b>243,058.39</b>
<b>Expense</b>	
<b>General and Administrative</b>	
Bank fees	316.05
Copies & Postage	1,202.53
Insurance Expense	22,209.98
Legal	897.05
Misc Expenses	217.63
Professional Fees	503.00
	25,346.24
<b>Total General and Administrati...</b>	<b>25,346.24</b>
<b>Property Management Fees</b>	19,200.00
<b>Master Association Fee</b>	45,207.96
<b>Physical Facilities</b>	
Janitorial	3,000.00
Landscaping	10,101.58
Repairs and Maintenance	12,139.97
Snow removal	17,305.00
	42,546.55
<b>Total Physical Facilities</b>	<b>42,546.55</b>
<b>Utilities</b>	
Cable	13,606.30
Internet	10,791.50
Electricity Inn	632.19
Electricity Common	10,731.19
Propane	19,578.80
Water	49,669.95
	105,009.93
<b>Total Utilities</b>	<b>105,009.93</b>
<b>Reserve Addition</b>	40,000.00
	277,310.68
<b>Total Expense</b>	<b>277,310.68</b>
<b>Net Income</b>	<b>-34,252.29</b>

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