

Oaks on the Ridge I Homeowners Association

Balance Sheet
As of 07/31/18

		ASSETS	
Cash In Bank			
1000	Union Bank-Operating #998	\$	6,551.35
1010	Union - MM Non Rest #005		7,341.20
1015	Union - M/M Reserves #226		53,143.40
	Total Cash In Bank		\$ 67,035.95
Accounts Receivable			
1100	Member Receivables	\$	13,225.62
1170	Receivables-Miscellaneous		500.00
1180	Receivables - Interfund		7,000.00
	Total Accounts Receivable		\$ 20,725.62
Other Assets			
1200	Prepaid Insurance	\$	11,132.81
	Total Other Assets		\$ 11,132.81
	TOTAL ASSETS		\$ 98,894.38
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		LIABILITIES & EQUITY	
CURRENT LIABILITIES:			
2000	Accounts Payable	\$	3,447.20
2015	Insurance Notes Payable		8,725.08
2020	Payables - Interfund		7,000.00
2200	Prepaid Assessments		14,550.22
	Subtotal Current Liab.		\$ 33,722.50
RESERVES:			
3000	R&R Reserves	\$	60,143.40
	Subtotal Reserves		\$ 60,143.40
EQUITY:			
3100	Prior Year Adjustments	\$	(2,813.51)
3990	Retained Earnings		14,158.59
	Current Year Net Income/(Loss)		(6,316.60)
	Subtotal Equity		\$ 5,028.48
	TOTAL LIABILITIES & EQUITY		\$ 98,894.38

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Balance Sheet

As of 07/31/18

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Oaks on the Ridge I Homeowners Association

Income/Expense Statement

Period: 07/01/18 to 07/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Regular Assessments	13,979.00	13,979.00	.00	97,853.00	97,853.00	.00	167,748.00
04100	Late Fees	(25.00)	.00	(25.00)	1,400.00	.00	1,400.00	.00
04160	Interest Income	.64	.00	.64	4.26	.00	4.26	.00
04162	Interest Income-Reserves	9.31	.00	9.31	63.08	.00	63.08	.00
04163	Assessment Interest Charges	57.47	.00	57.47	606.21	.00	606.21	.00
	Subtotal Income	14,021.42	13,979.00	42.42	99,926.55	97,853.00	2,073.55	167,748.00
EXPENSES								
Management Fee								
05100	Management Fee	1,145.00	1,145.00	.00	8,015.00	8,015.00	.00	13,740.00
	Management Fee	1,145.00	1,145.00	.00	8,015.00	8,015.00	.00	13,740.00
Administrative								
05110	Audit & Tax Preparation	.00	141.67	141.67	230.00	991.69	761.69	1,700.00
05140	Legal Fees	.00	83.33	83.33	45.00	583.31	538.31	1,000.00
05145	Meetings-TownHall/Annual	.00	8.67	8.67	92.12	60.69	(31.43)	104.00
05150	Permits, Licenses & Fees	.00	63.58	63.58	.00	445.06	445.06	763.00
05160	Postage & Delivery	16.44	33.33	16.89	150.77	233.31	82.54	400.00
05165	Printing & Copies	5.14	30.00	24.86	52.06	210.00	157.94	360.00
05175	Storage	.00	10.42	10.42	.00	72.94	72.94	125.00
	Administrative	21.58	371.00	349.42	569.95	2,597.00	2,027.05	4,452.00
Insurance								
05200	Insurance-D&O Liability	90.67	41.67	(49.00)	588.35	291.69	(296.66)	500.00
05210	Insurance-Property	735.62	458.33	(277.29)	3,678.10	3,208.31	(469.79)	5,500.00
05220	Insurance-General Liability	221.73	145.83	(75.90)	1,108.65	1,020.81	(87.84)	1,750.00
05225	Wind/Hail Buyback	376.95	266.67	(110.28)	2,584.75	1,866.69	(718.06)	3,200.00
05230	Insurance-Umbrella Liability	93.92	70.83	(23.09)	657.44	495.81	(161.63)	850.00
05245	Insurance-Fidelity	19.17	12.50	(6.67)	118.01	87.50	(30.51)	150.00
05251	Insurance-Prop/Gen.Liab./B&M	.00	.00	.00	1,670.59	.00	(1,670.59)	.00
05260	Insurance Finance/Service Chr	52.39	41.67	(10.72)	315.55	291.69	(23.86)	500.00
	Insurance	1,590.45	1,037.50	(552.95)	10,721.44	7,262.50	(3,458.94)	12,450.00
Repairs & Maintenance								

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Income/Expense Statement

Period: 07/01/18 to 07/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
05302	Balconies/Patios	.00	83.33	83.33	4,950.00	583.31	(4,366.69)	1,000.00
05310	Building-Exterior	1,860.00	833.33	(1,026.67)	11,985.00	5,833.31	(6,151.69)	10,000.00
05315	Carports	.00	50.00	50.00	.00	350.00	350.00	600.00
05326	Common Area	.00	83.33	83.33	175.00	583.31	408.31	1,000.00
05335	Drives/Parking Lots	.00	.00	.00	2,750.00	.00	(2,750.00)	.00
05340	Electrical Repairs	.00	33.33	33.33	600.00	233.31	(366.69)	400.00
05346	Fire Alarm System	.00	83.33	83.33	428.14	583.31	155.17	1,000.00
05347	Fire Extinguishers	.00	29.17	29.17	225.00	204.19	(20.81)	350.00
05360	Gutters	220.00	41.67	(178.33)	320.00	291.69	(28.31)	500.00
05373	Interior Repairs	.00	83.33	83.33	550.00	583.31	33.31	1,000.00
05375	Landscape-Flowers	.00	41.67	41.67	.00	291.69	291.69	500.00
05385	Landscape-Trees	200.00	41.67	(158.33)	200.00	291.69	91.69	500.00
05390	Landscape-Other	.00	41.67	41.67	.00	291.69	291.69	500.00
05405	Lighting	.00	62.50	62.50	917.50	437.50	(480.00)	750.00
05408	Locks & Keys	.00	8.33	8.33	.00	58.31	58.31	100.00
05410	Miscellaneous Repairs	.00	41.67	41.67	.00	291.69	291.69	500.00
05415	Painting	4,500.00	166.67	(4,333.33)	4,500.00	1,166.69	(3,333.31)	2,000.00
05419	Pest Control-Animals	.00	41.67	41.67	291.96	291.69	(.27)	500.00
05420	Pest Control-Misc.	.00	.00	.00	51.86	.00	(51.86)	.00
05425	Plumbing	.00	416.67	416.67	.00	2,916.69	2,916.69	5,000.00
05431	Pool-Cleaning	.00	.00	.00	200.00	.00	(200.00)	.00
05432	Pool Equipment	.00	83.33	83.33	391.18	583.31	192.13	1,000.00
05436	Pool-Gate&Fence Repairs	.00	25.00	25.00	100.00	175.00	75.00	300.00
05440	Pool-Permit & Fees	.00	20.83	20.83	200.00	145.81	(54.19)	250.00
05445	Pool-Repairs	.00	.00	.00	180.00	.00	(180.00)	.00
05447	Pool-Telephone	.00	62.50	62.50	610.68	437.50	(173.18)	750.00
05450	Porter Service	.00	83.33	83.33	580.00	583.31	3.31	1,000.00
05455	Roof Repairs	.00	416.67	416.67	.00	2,916.69	2,916.69	5,000.00
05467	Signage	.00	12.50	12.50	1,133.92	87.50	(1,046.42)	150.00
05470	Sprinkler System	210.00	125.00	(85.00)	1,299.00	875.00	(424.00)	1,500.00
05476	Structural	650.00	20.83	(629.17)	17,250.00	145.81	(17,104.19)	250.00
05480	Walkways	.00	41.67	41.67	400.00	291.69	(108.31)	500.00
05490	Repair & Maint.-Contingency	.00	742.08	742.08	.00	5,194.56	5,194.56	8,905.00
	Repairs & Maintenance	7,640.00	3,817.08	(3,822.92)	50,289.24	26,719.56	(23,569.68)	45,805.00
Contract Services								
05500	Landscape Contract	750.00	750.00	.00	5,250.00	5,250.00	.00	9,000.00
05502	Landscape-Chemical Service	.00	54.17	54.17	795.62	379.19	(416.43)	650.00
05516	Fire Alarm System Contract	.00	.00	.00	1,041.00	.00	(1,041.00)	.00
05530	Pool Service Contract	562.90	514.58	(48.32)	3,615.55	3,602.06	(13.49)	6,175.00
05537	Porter-Contract Services	550.00	445.00	(105.00)	4,350.00	3,115.00	(1,235.00)	5,340.00

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Income/Expense Statement

Period: 07/01/18 to 07/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
05560	Trash Removal Contract	976.13	710.00	(266.13)	5,641.12	4,970.00	(671.12)	8,520.00
	Contract Services	2,839.03	2,473.75	(365.28)	20,693.29	17,316.25	(3,377.04)	29,685.00
Utilities								
05610	Electric	299.22	416.67	117.45	1,958.37	2,916.69	958.32	5,000.00
05640	Water	2,670.78	2,375.00	(295.78)	13,918.49	16,625.00	2,706.51	28,500.00
	Utilities	2,970.00	2,791.67	(178.33)	15,876.86	19,541.69	3,664.83	33,500.00
Taxes & Other Expenses								
05750	Property Tax	.00	.00	.00	14.29	.00	(14.29)	.00
	Taxes & Other Expenses	.00	.00	.00	14.29	.00	(14.29)	.00
Reserves								
05800	Repair&Replacement Reserves	.00	2,333.33	2,333.33	.00	16,333.31	16,333.31	28,000.00
05810	Interest on Reserves	9.31	9.58	.27	63.08	67.06	3.98	115.00
	Reserves	9.31	2,342.91	2,333.60	63.08	16,400.37	16,337.29	28,115.00
Fund Transfers								
08000	Fund Transfers	.00	.00	.00	(15,120.00)	.00	15,120.00	.00
	Fund Transfers	.00	.00	.00	(15,120.00)	.00	15,120.00	.00
Capital-Major R & R								
09025	Buildings-Exterior	.00	.00	.00	6,120.00	.00	(6,120.00)	.00
09530	Structural	.00	.00	.00	9,000.00	.00	(9,000.00)	.00
	Capital - Major R & R	.00	.00	.00	15,120.00	.00	(15,120.00)	.00
	TOTAL EXPENSES	16,215.37	13,978.91	(2,236.46)	106,243.15	97,852.37	(8,390.78)	167,747.00
	Current Year Net Income/(loss)	(2,193.95)	.09	(2,194.04)	(6,316.60)	.63	(6,317.23)	1.00
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