

Oaks on the Ridge I Homeowners Association

Balance Sheet
As of 08/31/18

ASSETS

Cash In Bank

1000	Union Bank-Operating #998	\$	20,655.93	
1010	Union - MM Non Rest #005		5,841.80	
1015	Union - M/M Reserves #226		54,652.46	
Total Cash In Bank				\$ 81,150.19

Accounts Receivable

1100	Member Receivables	\$	854.54	
1170	Receivables-Miscellaneous		500.00	
1180	Receivables - Interfund		5,500.00	
Total Accounts Receivable				\$ 6,854.54

Other Assets

1200	Prepaid Insurance	\$	9,542.36	
Total Other Assets				\$ 9,542.36

TOTAL ASSETS		\$	97,547.09
=====			

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000	Accounts Payable	\$	5,851.51	
2010	Payables-Miscellaneous		199.09	
2015	Insurance Notes Payable		7,270.90	
2020	Payables - Interfund		5,500.00	
2200	Prepaid Assessments		9,539.53	
Subtotal Current Liab.				\$ 28,361.03

RESERVES:

3000	R&R Reserves	\$	60,152.46	
Subtotal Reserves				\$ 60,152.46

EQUITY:

3100	Prior Year Adjustments	\$	(2,813.51)	
3990	Retained Earnings		14,158.59	
	Current Year Net Income/(Loss)		(2,311.48)	
Subtotal Equity				\$ 9,033.60

Oaks on the Ridge I Homeowners Association

Income/Expense Statement
Period: 08/01/18 to 08/31/18

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	111,832.00	111,832.00	.00	167,748.00
04100	Late Fees	25.00	.00	25.00	1,425.00	.00	1,425.00	.00
04160	Interest Income	.60	.00	.60	4.86	.00	4.86	.00
04162	Interest Income-Reserves	9.06	.00	9.06	72.14	.00	72.14	.00
04163	Assessment Interest Charges	5.31	.00	5.31	611.52	.00	611.52	.00
	Subtotal Income	14,018.97	13,979.00	39.97	113,945.52	111,832.00	2,113.52	167,748.00
EXPENSES								
Management Fee								
05100	Management Fee	1,145.00	1,145.00	.00	9,160.00	9,160.00	.00	13,740.00
	Management Fee	1,145.00	1,145.00	.00	9,160.00	9,160.00	.00	13,740.00
Administrative								
05110	Audit & Tax Preparation	.00	141.67	141.67	230.00	1,133.36	903.36	1,700.00
05140	Legal Fees	.00	83.33	83.33	45.00	666.64	621.64	1,000.00
05145	Meetings-TownHall/Annual	.00	8.67	8.67	92.12	69.36	(22.76)	104.00
05150	Permits, Licenses & Fees	.00	63.58	63.58	.00	508.64	508.64	763.00
05160	Postage & Delivery	18.80	33.33	14.53	169.57	266.64	97.07	400.00
05165	Printing & Copies	19.36	30.00	10.64	71.42	240.00	168.58	360.00
05175	Storage	.00	10.42	10.42	.00	83.36	83.36	125.00
	Administrative	38.16	371.00	332.84	608.11	2,968.00	2,359.89	4,452.00
Insurance								
05200	Insurance-D&O Liability	90.67	41.67	(49.00)	679.02	333.36	(345.66)	500.00
05210	Insurance-Property	735.62	458.33	(277.29)	4,413.72	3,666.64	(747.08)	5,500.00
05220	Insurance-General Liability	221.73	145.83	(75.90)	1,330.38	1,166.64	(163.74)	1,750.00
05225	Wind/Hail Buyback	376.95	266.67	(110.28)	2,961.70	2,133.36	(828.34)	3,200.00
05230	Insurance-Umbrella Liability	93.92	70.83	(23.09)	751.36	566.64	(184.72)	850.00
05245	Insurance-Fidelity	19.17	12.50	(6.67)	137.18	100.00	(37.18)	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)	367.94	333.36	(34.58)	500.00
	Insurance	1,590.45	1,037.50	(552.95)	12,311.89	8,300.00	(4,011.89)	12,450.00
Repairs & Maintenance								
05302	Balconies/Patios	.00	83.33	83.33	4,950.00	666.64	(4,283.36)	1,000.00
05310	Building-Exterior	.00	833.33	833.33	11,985.00	6,666.64	(5,318.36)	10,000.00
05315	Carports	.00	50.00	50.00	.00	400.00	400.00	600.00

Oaks on the Ridge I Homeowners Association

Income/Expense Statement
 Period: 08/01/18 to 08/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
05326	Common Area	.00	83.33	83.33	175.00	666.64	491.64	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	266.64	(333.36)	400.00
05346	Fire Alarm System	.00	83.33	83.33	428.14	666.64	238.50	1,000.00
05347	Fire Extinguishers	.00	29.17	29.17	225.00	233.36	8.36	350.00
05360	Gutters	.00	41.67	41.67	320.00	333.36	13.36	500.00
05373	Interior Repairs	.00	83.33	83.33	550.00	666.64	116.64	1,000.00
05375	Landscape-Flowers	.00	41.67	41.67	.00	333.36	333.36	500.00
05385	Landscape-Trees	.00	41.67	41.67	200.00	333.36	133.36	500.00
05390	Landscape-Other	1,820.00	41.67	(1,778.33)	1,820.00	333.36	(1,486.64)	500.00
05405	Lighting	.00	62.50	62.50	917.50	500.00	(417.50)	750.00
05408	Locks & Keys	.00	8.33	8.33	.00	66.64	66.64	100.00
05410	Miscellaneous Repairs	.00	41.67	41.67	.00	333.36	333.36	500.00
05415	Painting	.00	166.67	166.67	4,500.00	1,333.36	(3,166.64)	2,000.00
05419	Pest Control-Animals	.00	41.67	41.67	291.96	333.36	41.40	500.00
05420	Pest Control-Misc.	.00	.00	.00	51.86	.00	(51.86)	.00
05425	Plumbing	.00	416.67	416.67	.00	3,333.36	3,333.36	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	666.64	275.46	1,000.00
05436	Pool-Gate&Fence Repairs	.00	25.00	25.00	100.00	200.00	100.00	300.00
05440	Pool-Permit & Fees	.00	20.83	20.83	200.00	166.64	(33.36)	250.00
05445	Pool-Repairs	.00	.00	.00	180.00	.00	(180.00)	.00
05447	Pool-Telephone	161.34	62.50	(98.84)	772.02	500.00	(272.02)	750.00
05450	Porter Service	370.00	83.33	(286.67)	950.00	666.64	(283.36)	1,000.00
05455	Roof Repairs	.00	416.67	416.67	.00	3,333.36	3,333.36	5,000.00
05467	Signage	.00	12.50	12.50	1,133.92	100.00	(1,033.92)	150.00
05470	Sprinkler System	.00	125.00	125.00	1,299.00	1,000.00	(299.00)	1,500.00
05476	Structural	.00	20.83	20.83	17,250.00	166.64	(17,083.36)	250.00
05480	Walkways	.00	41.67	41.67	400.00	333.36	(66.64)	500.00
05490	Repair & Maint.-Contingency	.00	742.08	742.08	.00	5,936.64	5,936.64	8,905.00
	Repairs & Maintenance	2,351.34	3,817.08	1,465.74	52,640.58	30,536.64	(22,103.94)	45,805.00
Contract Services								
05500	Landscape Contract	275.00	750.00	475.00	5,525.00	6,000.00	475.00	9,000.00
05502	Landscape-Chemical Service	.00	54.17	54.17	795.62	433.36	(362.26)	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)	4,178.45	4,116.64	(61.81)	6,175.00
05537	Porter-Contract Services	375.00	445.00	70.00	4,725.00	3,560.00	(1,165.00)	5,340.00
05560	Trash Removal Contract	1,221.56	710.00	(511.56)	6,862.68	5,680.00	(1,182.68)	8,520.00
	Contract Services	2,434.46	2,473.75	39.29	23,127.75	19,790.00	(3,337.75)	29,685.00
Utilities								
05610	Electric	300.35	416.67	116.32	2,258.72	3,333.36	1,074.64	5,000.00

Oaks on the Ridge I Homeowners Association

Income/Expense Statement
 Period: 08/01/18 to 08/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
05640	Water	2,145.03	2,375.00	229.97	16,063.52	19,000.00	2,936.48	28,500.00
	Utilities	2,445.38	2,791.67	346.29	18,322.24	22,333.36	4,011.12	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	18,666.64	18,666.64	28,000.00
05810	Interest on Reserves	9.06	9.58	.52	72.14	76.64	4.50	115.00
	Reserves	9.06	2,342.91	2,333.85	72.14	18,743.28	18,671.14	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	10,013.85	13,978.91	3,965.06	116,257.00	111,831.28	(4,425.72)	167,747.00
	Current Year Net Income/(loss)	4,005.12	.09	4,005.03	(2,311.48)	.72	(2,312.20)	1.00
=====								