

**Balance Sheet (Cash)
Consolidated Statement
October 2017**



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ASSETS	
Cash On Hand	48,813.10
CASH TOTAL	<u>48,813.10</u>
Savings	
Savings Account	909,288.13
Linked Checking/Union Bank	140.00
SAVINGS TOTAL	<u>909,428.13</u>
RESERVES	
Savings/Union Bank Reserves	52,817.16
Emergency Operating Reserves	11,188.68
TCD US Bank Reserves	230,202.74
TCD State Farm Bank Reserves	103,791.24
Insurance Reserves	10,255.09
RESERVES TOTAL	<u>408,254.91</u>
TOTAL ASSETS	<u>1,366,496.14</u>
LIABILITIES & EQUITY	
LIABILITIES	
Clubhouse Deposit	2,400.00
TOTAL LIABILITIES	<u>2,400.00</u>
EQUITY	
Retained Earnings	1,364,096.14
TOTAL EQUITY	<u>1,364,096.14</u>
TOTAL LIABILITIES/EQUITY	<u>1,366,496.14</u>

**Cash Flow (Cash)
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	Month to Date	%	Year to Date	%
NCOME				
Interest Income	0.00	0.00	3,931.25	0.46
Tax Free Interest	0.00	0.00	1,288.52	0.15
Clubhouse Fee	1,050.00	4.51	6,850.00	0.80
Homeowner Assessment	3,335.57	14.31	37,752.83	4.40
Reserve Assessment	6,022.08	25.84	156,548.94	18.25
Sub Division Amenities	5,263.83	22.59	169,568.72	19.77
Common Area Assessment	2,614.28	11.22	461,020.38	53.76
Advance Income	457.11	1.96	-5,410.41	-0.63
Deposit Forfeits	100.00	0.43	100.00	0.01
NSF/Late Charges	2,136.01	9.17	14,355.29	1.67
CC&R Violation Fine	2,324.02	9.97	11,589.02	1.35
TOTAL OPERATING INCOME	23,302.90	100.00	857,594.54	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	3,860.59	16.57	7,833.06	0.91
Property Insurance	0.00	0.00	22,004.00	2.57
TOTAL FIXED EXPENSES	3,860.59	16.57	29,837.06	3.48
ADMIN EXPENSES				
Community Activities Committee	620.00	2.66	620.00	0.07
Storage	17.00	0.07	1,383.00	0.16
Parking Enforcement	0.00	0.00	900.00	0.10
Corporation Report	0.00	0.00	10.00	0.00
Clubhouse Coordinator	350.00	1.50	1,750.00	0.20
Legal	6,989.72	30.00	4,246.17	0.50
Management Fee	9,324.00	40.01	93,240.00	10.87
Miscellaneous Admin	0.00	0.00	188.68	0.02
Permits	0.00	0.00	75.00	0.01
Professional Fee	0.00	0.00	3,981.15	0.46
Reserve Study	1,115.00	4.78	2,230.00	0.26
Supplies	1,280.02	5.49	14,142.59	1.65
Clubhouse Admin & Supplies	52.74	0.23	193.22	0.02
TOTAL ADMIN EXPENSES	19,748.48	84.75	122,959.81	14.34
UTILITY EXPENSES				
Website	0.00	0.00	240.00	0.03
Electricity	3,864.10	16.58	32,281.52	3.76
Internet	136.33	0.59	1,372.52	0.16
Gas	33.03	0.14	832.72	0.10
Refuse	233.06	1.00	2,310.14	0.27
Sewer	38.41	0.16	410.06	0.05
Storm Sewer	0.00	0.00	361.02	0.04
Telephone	295.09	1.27	2,909.36	0.34
Water	12,880.52	55.27	44,605.14	5.20
TOTAL UTILITY EXPENSES	17,480.54	75.01	85,322.48	9.95
REPAIR/MAINT EXPENSES				
Cleaning/Clubhouse	0.00	0.00	837.50	0.10
Carpet Cleaning	0.00	0.00	320.00	0.04
Retention Pond	0.00	0.00	38,882.88	4.53
Extermination	273.25	1.17	279.80	0.03
Fire Equipment	234.65	1.01	263.04	0.03

**Cash Flow (Cash)
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	Month to Date	%	Year to Date	%
Grounds Extra	1,437.52	6.17	7,710.89	0.90
Grounds	14,303.00	61.38	142,768.28	16.65
Insurance Claims	955.90	4.10	-759.75	-0.09
Irrigation System	3,635.87	15.60	12,445.26	1.45
Grounds/Trees	0.00	0.00	1,088.01	0.13
Lighting	0.00	0.00	10,544.59	1.23
Locks	0.00	0.00	63.04	0.01
General Repairs & Maint	373.68	1.60	2,405.13	0.28
Playground Repairs	1,039.30	4.46	3,715.74	0.43
Parking Lots	0.00	0.00	2,566.17	0.30
Roads	7,143.50	30.65	116,519.41	13.59
Signage	0.00	0.00	9,796.43	1.14
Supplies	0.00	0.00	84.84	0.01
Gate Remotes	-253.63	-1.09	-3,092.98	-0.36
Gate Maintenance	4,602.16	19.75	26,179.35	3.05
Vandalism	2,797.87	12.01	28,196.06	3.29
Windows	1,120.98	4.81	2,241.96	0.26
TOTAL REPAIR/MAINT EXPNS	37,664.05	161.63	403,055.65	47.00
REPLACEMENT EXPENSES				
Miscellaneous	0.00	0.00	2,967.30	0.35
Road	0.00	0.00	3,101.59	0.36
TOTAL REPLACEMENT EXPENS	0.00	0.00	6,068.89	0.71
TOTAL ALL OPERATING EXPENSES	78,753.66	337.96	647,243.89	75.47
Capital Improvements	0.00	0.00	4,497.93	0.52
Capital Imp/Mail Box Replacement	0.00	0.00	1,728.52	0.20
Capital Imp/Play Area Renewal	0.00	0.00	9,495.71	1.11
TOTAL CAPITAL IMPROVEMENT EXP	0.00	0.00	15,722.16	1.83
NET OPERATING INCOME	-55,450.76	-237.96	194,628.49	22.69
CASH FLOW	-55,450.76		194,628.49	
Beginning Cash	52,364.80			
Ending Balance	48,813.10			

**Budget Comparison Cash Flow (Cash)
Consolidated Statement
October 2017**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
Interest Income	0.00	208.33	-208.33	-100.0	3,931.25	2,083.30	1,847.95	88.70	2,500.00
Tax Free Interest	0.00	208.33	-208.33	-100.0	1,288.52	2,083.30	-794.78	-38.15	2,500.00
Clubhouse Fee	1,050.00	833.33	216.67	26.00	6,850.00	8,333.30	-1,483.30	-17.80	10,000.00
Homeowner Assessment	3,335.57	73,463.33	-70,127.76	-95.46	37,752.83	734,633.30	-696,880.47	-94.86	881,560.00
Reserve Assessment	6,022.08	0.00	6,022.08	0	156,548.94	0.00	156,548.94	0	0.00
Sub Division Amenities	5,263.83	0.00	5,263.83	0	169,568.72	0.00	169,568.72	0	0.00
Common Area Assessment	2,614.28	0.00	2,614.28	0	461,020.38	0.00	461,020.38	0	0.00
Advance Income	457.11	166.67	290.44	174.2	-5,410.41	1,666.70	-7,077.11	-424.6	2,000.00
Deposit Forfeits	100.00	50.00	50.00	100.0	100.00	500.00	-400.00	-80.00	600.00
NSF/Late Charges	2,136.01	1,291.67	844.34	65.37	14,355.29	12,916.70	1,438.59	11.14	15,500.00
CC&R Violation Fine	2,324.02	1,291.67	1,032.35	79.92	11,589.02	12,916.70	-1,327.68	-10.28	15,500.00
OTAL OPERATING INCOME	23,302.90	77,513.33	-54,210.43	-69.94	857,594.54	775,133.30	82,461.24	10.64	930,160.00
EXPENSES									
FIXED EXPENSES									
Real Property Taxes	3,860.59	633.33	-3,227.26	-509.5	7,833.06	6,333.30	-1,499.76	-23.68	7,600.00
Property Insurance	0.00	1,683.33	1,683.33	100.0	22,004.00	16,833.30	-5,170.70	-30.72	20,200.00
TOTAL FIXED EXPENSES	3,860.59	2,316.66	-1,543.93	-66.64	29,837.06	23,166.60	-6,670.46	-28.79	27,800.00
ADMIN EXPENSES									
Community Activities Committee	620.00	416.67	-203.33	-48.80	620.00	4,166.70	3,546.70	85.12	5,000.00
Storage	17.00	133.33	116.33	87.25	1,383.00	1,333.30	-49.70	-3.73	1,600.00
Parking Enforcement	0.00	708.33	708.33	100.0	900.00	7,083.30	6,183.30	87.29	8,500.00
Corporation Report	0.00	0.83	0.83	100.0	10.00	8.30	-1.70	-20.48	10.00
Clubhouse Coordinator	350.00	0.00	-350.00	0	1,750.00	0.00	-1,750.00	0	0.00
Legal	6,989.72	791.67	-6,198.05	-782.9	4,246.17	7,916.70	3,670.53	46.36	9,500.00
Management Fee	9,324.00	9,324.00	0.00	0.00	93,240.00	93,240.00	0.00	0.00	111,888.00
Miscellaneous Admin	0.00	0.00	0.00	0	188.68	0.00	-188.68	0	0.00
Permits	0.00	0.00	0.00	0	75.00	0.00	-75.00	0	0.00
Professional Fee	0.00	562.50	562.50	100.0	3,981.15	5,625.00	1,643.85	29.22	6,750.00
Reserve Study	1,115.00	179.17	-935.83	-522.3	2,230.00	1,791.70	-438.30	-24.46	2,150.00
Supplies	1,280.02	2,083.33	803.31	38.56	14,142.59	20,833.30	6,690.71	32.12	25,000.00
Clubhouse Admin & Supplies	52.74	375.00	322.26	85.94	193.22	3,750.00	3,556.78	94.85	4,500.00
TOTAL ADMIN EXPENSES	19,748.48	14,574.83	-5,173.65	-35.50	122,959.81	145,748.30	22,788.49	15.64	174,898.00
UTILITY EXPENSES									
Cable/WiFi	0.00	37.50	37.50	100.0	0.00	375.00	375.00	100.0	450.00
Website	0.00	41.67	41.67	100.0	240.00	416.70	176.70	42.40	500.00
Electricity	3,864.10	5,416.67	1,552.57	28.66	32,281.52	54,166.70	21,885.18	40.40	65,000.00
Internet	136.33	0.00	-136.33	0	1,372.52	0.00	-1,372.52	0	0.00
Gas	33.03	66.67	33.64	50.46	832.72	666.70	-166.02	-24.90	800.00
Refuse	233.06	416.67	183.61	44.07	2,310.14	4,166.70	1,856.56	44.56	5,000.00
Sewer	38.41	83.33	44.92	53.91	410.06	833.30	423.24	50.79	1,000.00
Storm Sewer	0.00	0.00	0.00	0	361.02	0.00	-361.02	0	0.00
Telephone	295.09	541.67	246.58	45.52	2,909.36	5,416.70	2,507.34	46.29	6,500.00
Water	12,880.52	5,833.33	-7,047.19	-120.8	44,605.14	58,333.30	13,728.16	23.53	70,000.00
TOTAL UTILITY EXPENSES	17,480.54	12,437.51	-5,043.03	-40.55	85,322.48	124,375.10	39,052.62	31.40	149,250.00
REPAIR/MAINT EXPENSES									
Cleaning/Clubhouse	0.00	166.67	166.67	100.0	837.50	1,666.70	829.20	49.75	2,000.00
Carpet Cleaning	0.00	83.33	83.33	100.0	320.00	833.30	513.30	61.60	1,000.00
Drainage/Storm Sewer	0.00	2,500.00	2,500.00	100.0	0.00	25,000.00	25,000.00	100.0	30,000.00
Retention Pond	0.00	3,750.00	3,750.00	100.0	38,882.88	37,500.00	-1,382.88	-3.69	45,000.00
Fixed Asset Repairs & Mai	0.00	416.67	416.67	100.0	0.00	4,166.70	4,166.70	100.0	5,000.00
Extermination	273.25	0.00	-273.25	0	279.80	0.00	-279.80	0	0.00
Fences	0.00	166.67	166.67	100.0	0.00	1,666.70	1,666.70	100.0	2,000.00
Fire Equipment	234.65	0.00	-234.65	0	263.04	0.00	-263.04	0	0.00
Community Park Forest Maint	0.00	750.00	750.00	100.0	0.00	7,500.00	7,500.00	100.0	9,000.00
Grounds Extra	1,437.52	2,916.67	1,479.15	50.71	7,710.89	29,166.70	21,455.81	73.56	35,000.00
Grounds	14,303.00	15,416.67	1,113.67	7.22	142,768.28	154,166.70	11,398.42	7.39	185,000.00
HVAC System	0.00	125.00	125.00	100.0	0.00	1,250.00	1,250.00	100.0	1,500.00
Insurance Claims	955.90	0.00	-955.90	0	-759.75	0.00	759.75	0	0.00
Irrigation System	3,635.87	583.33	-3,052.54	-523.3	12,445.26	5,833.30	-6,611.96	-113.3	7,000.00
Grounds/Trees	0.00	0.00	0.00	0	1,088.01	0.00	-1,088.01	0	0.00
Lighting	0.00	708.33	708.33	100.0	10,544.59	7,083.30	-3,461.29	-48.87	8,500.00
Locks	0.00	0.00	0.00	0	63.04	0.00	-63.04	0	0.00
General Repairs & Maint	373.68	416.67	42.99	10.32	2,405.13	4,166.70	1,761.57	42.28	5,000.00
Clubhouse Repairs & Maint	0.00	83.33	83.33	100.0	0.00	833.30	833.30	100.0	1,000.00

