

Oakwood Village Homeowners Association

Balance Sheet

12/31/2017

Assets

Owner Receivables	205.00
Cash Accounts	
Cash Operating - First Bank	11,208.31
TOTAL Cash Accounts	<u>11,208.31</u>
Reserve Accounts	
Reserve - First Bank	16,007.97
TOTAL Reserve Accounts	<u>16,007.97</u>
<u>Total Assets</u>	<u><u>27,421.28</u></u>

Liabilities

Owners Receivable Over Collected	3,917.89
<u>Total Liabilities</u>	<u><u>3,917.89</u></u>

Net Worth

Reserves	
Reserve Interest Earned	2.93
Reserve-Consolidated	16,005.04
TOTAL Reserves	<u>16,007.97</u>
Working Capital	18,900.00
Retained Earnings	(12,999.31)
Net Income	1,594.73
<u>Total Net Worth</u>	<u><u>23,503.39</u></u>
<u>Total Net Worth and Liabilities</u>	<u><u>27,421.28</u></u>

Oakwood Village Homeowners Association

Income and Expense Comparative Statement

From 12/01/2017 to 12/31/2017

	<u>December 2017</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Revenues							
Monthly Dues	7,560	7,560	90,720	90,720		90,720	74,520
Interest Income		(1)		10	(10)	10	10
Late fee-Nsf Charges	20	12	120	100	20	100	100
Total Revenues	7,580	7,571	90,840	90,830	10	90,830	74,630

Expenses

Operating Expenses

Accounting Fees		31	325	350	25	350	350
Administration Costs	161		2,804	2,000	(804)	2,000	1,000
Concrete Repair		13		200	200	200	200
Electric	39	37	393	400	7	400	300
General Mx and Repair		250	82	3,000	2,918	3,000	2,000
Gutter Repair			350	300	(50)	300	300
Insurance Property/Liability	3,175	2,075	30,145	24,955	(5,190)	24,955	26,962
Landscaping			7,232	1,000	(6,232)	1,000	500
Legal Expense	420	250	1,768	3,000	1,232	3,000	2,500
**Legal Reimb				(1,000)	(1,000)	(1,000)	(2,000)
Lawn Contract	1,015		9,090	11,800	2,710	11,800	11,000
Management Fees	486	486	5,832	5,832		5,832	6,048
Painting	175		175	100	(75)	100	100
Pest Control			420	100	(320)	100	100
Roof Repair			975	1,000	25	1,000	500
Sign Repair/Replacement		12	294	100	(194)	100	100
Snow Removal		1,000	1,546	7,000	5,454	7,000	4,000
Street Repair/Sweep		38		500	500	500	500
Sprinkler Repair			1,196	900	(296)	900	250
Trash	517	516	6,210	6,236	26	6,236	6,344
Tree Maintenance		12		100	100	100	100
Water	111	1,000	9,452	12,000	2,548	12,000	9,600
TOTAL Operating Expenses	6,099	5,720	78,289	79,873	1,584	79,873	70,754

Reserve Funding

Reserve Allocation Consolidated	913	914	10,956	10,957	1	10,957	3,876
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	<u>December 2017</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
TOTAL Reserve Funding	913	914	10,956	10,957	1	10,957	3,876
Total Expenses	7,012	6,634	89,245	90,830	1,585	90,830	74,630
Net Income	568	937	1,595	0	1,595	0	0