

# Oakwood Village Homeowners Association

## Balance Sheet

01/31/2018

### Assets

<b>Owner Receivables</b>	140.00
<b>Cash Accounts</b>	
Cash Operating - First Bank	13,934.10
<b>TOTAL Cash Accounts</b>	<u>13,934.10</u>
<b>Reserve Accounts</b>	
Reserve - First Bank	16,921.40
<b>TOTAL Reserve Accounts</b>	<u>16,921.40</u>
<b>Total Assets</b>	<u><u>30,995.50</u></u>

### Liabilities

<b>Owners Receivable Over Collected</b>	6,157.89
<b>Total Liabilities</b>	<u><u>6,157.89</u></u>

### Net Worth

<b>Reserves</b>	
Reserve Interest Earned	0.43
Reserve-Consolidated	16,920.97
<b>TOTAL Reserves</b>	<u>16,921.40</u>
<b>Working Capital</b>	18,900.00
<b>Retained Earnings</b>	(11,404.58)
<b>Net Income</b>	420.79
<b>Total Net Worth</b>	<u><u>24,837.61</u></u>
<b>Total Net Worth and Liabilities</b>	<u><u>30,995.50</u></u>

# Oakwood Village Homeowners Association

## Income and Expense Comparative Statement

From 01/01/2018 to 01/31/2018

	<u>January 2018</u>		<u>January to January</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>
<b>Revenues</b>							
Monthly Dues	7,560	7,560	7,560	7,560		90,720	90,720
Interest Income		1		1	(1)	10	10
Late fee-Nsf Charges	20	8	20	8	12	100	100
<b>Total Revenues</b>	7,580	7,569	7,580	7,569	11	90,830	90,830

### **Expenses**

#### **Operating Expenses**

Accounting Fees	325		325		(325)	350	350
Administration Costs	126	167	126	167	41	2,000	2,000
Concrete Repair						200	200
Electric	39	42	39	42	3	500	400
General Mx and Repair		167		167	167	2,000	3,000
Gutter Repair						300	300
Insurance Property/Liability	3,375	2,250	3,375	2,250	(1,125)	27,000	24,955
Landscaping						1,000	1,000
Legal Expense	104	167	104	167	63	2,000	3,000
**Legal Reimb		(42)		(42)	(42)	(500)	(1,000)
Lawn Contract	1,015	1,015	1,015	1,015		12,180	11,800
Management Fees	486	486	486	486		5,832	5,832
Painting	150		150		(150)	100	100
Pest Control						100	100
Roof Repair						1,000	1,000
Sign Repair/Replacement						100	100
Snow Removal		2,000		2,000	2,000	7,000	7,000
Street Repair/Sweep						500	500
Sprinkler Repair						900	900
Trash	517	517	517	517		6,200	6,236
Tree Maintenance						100	100
Water	109	917	109	917	808	11,000	12,000
<b>TOTAL Operating Expenses</b>	6,246	7,686	6,246	7,686	1,440	79,862	79,873

#### **Reserve Funding**

Reserve Allocation Consolidated	913	914	913	914	1	10,968	10,957
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	<u>January 2018</u>		<u>January to January</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>
<b>TOTAL Reserve Funding</b>	913	914	913	914	1	10,968	10,957
<b>Total Expenses</b>	7,159	8,600	7,159	8,600	1,441	90,830	90,830
<b>Net Income</b>	421	(1,031)	421	(1,031)	1,452	0	0