

Oakwood Village Homeowners Association

Balance Sheet

10/31/2017

Assets

Owner Receivables	95.00
Cash Accounts	
Cash Operating - First Bank	10,989.12
TOTAL Cash Accounts	<u>10,989.12</u>
Reserve Accounts	
Reserve - First Bank	14,181.28
TOTAL Reserve Accounts	<u>14,181.28</u>
<u>Total Assets</u>	<u><u>25,265.40</u></u>

Liabilities

Owners Receivable Over Collected	3,357.89
<u>Total Liabilities</u>	<u><u>3,357.89</u></u>

Net Worth

Reserves	
Reserve Interest Earned	2.24
Reserve-Consolidated	14,179.04
TOTAL Reserves	<u>14,181.28</u>
Working Capital	18,600.00
Retained Earnings	(12,999.31)
Net Income	2,125.54
<u>Total Net Worth</u>	<u><u>21,907.51</u></u>
<u>Total Net Worth and Liabilities</u>	<u><u>25,265.40</u></u>

Oakwood Village Homeowners Association

Income and Expense Comparative Statement

From 10/01/2017 to 10/31/2017

	<u>October 2017</u>		<u>January to October</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	75,600	75,600		90,720	74,520
Interest Income		1		10	(10)	10	10
Late fee-Nsf Charges	10	8	70	80	(10)	100	100
Total Revenues	7,570	7,569	75,670	75,690	(20)	90,830	74,630

Expenses

Operating Expenses

Accounting Fees		29	325	290	(35)	350	350
Administration Costs	805		2,038	2,000	(38)	2,000	1,000
Concrete Repair		17		170	170	200	200
Electric	34	33	347	330	(17)	400	300
General Mx and Repair		250		2,500	2,500	3,000	2,000
Gutter Repair	100		350	300	(50)	300	300
Insurance Property/Liability	2,293	2,080	22,710	20,800	(1,910)	24,955	26,962
Landscaping		125	7,232	1,000	(6,232)	1,000	500
Legal Expense	704	250	1,348	2,500	1,152	3,000	2,500
**Legal Reimb		(83)		(830)	(830)	(1,000)	(2,000)
Lawn Contract	1,015		7,060	11,800	4,740	11,800	11,000
Management Fees	486	486	4,860	4,860		5,832	6,048
Painting				100	100	100	100
Pest Control			420	100	(320)	100	100
Roof Repair	325		975	1,000	25	1,000	500
Sign Repair/Replacement		8	294	80	(214)	100	100
Snow Removal		1,000	1,546	5,000	3,454	7,000	4,000
Street Repair/Sweep		42		420	420	500	500
Sprinkler Repair			1,196	900	(296)	900	250
Trash	517	520	5,176	5,200	24	6,236	6,344
Tree Maintenance		8		80	80	100	100
Water	1,896	1,000	8,537	10,000	1,463	12,000	9,600
TOTAL Operating Expenses	8,175	5,765	64,414	68,600	4,186	79,873	70,754

Reserve Funding

Reserve Allocation Consolidated	913	913	9,130	9,130		10,957	3,876
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	<u>October 2017</u>		<u>January to October</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	913	9,130	9,130	0	10,957	3,876
Total Expenses	9,088	6,678	73,544	77,730	4,186	90,830	74,630
Net Income	(1,518)	891	2,126	(2,040)	4,166	0	0