

Oakwood Village Homeowners Association

Balance Sheet

09/30/2017

Assets

Owner Receivables	70.00
Cash Accounts	
Cash Operating - First Bank	12,821.32
TOTAL Cash Accounts	<u>12,821.32</u>
Reserve Accounts	
Reserve - First Bank	13,267.94
TOTAL Reserve Accounts	<u>13,267.94</u>
<u>Total Assets</u>	<u><u>26,159.26</u></u>

Liabilities

Owners Receivable Over Collected	3,647.89
<u>Total Liabilities</u>	<u><u>3,647.89</u></u>

Net Worth

Reserves	
Reserve Interest Earned	1.90
Reserve-Consolidated	13,266.04
TOTAL Reserves	<u>13,267.94</u>
Working Capital	18,600.00
Retained Earnings	(12,999.31)
Net Income	3,642.74
<u>Total Net Worth</u>	<u><u>22,511.37</u></u>
<u>Total Net Worth and Liabilities</u>	<u><u>26,159.26</u></u>

Oakwood Village Homeowners Association

Income and Expense Comparative Statement

From 09/01/2017 to 09/30/2017

	<u>September 2017</u>		<u>January to September</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	68,040	68,040		90,720	74,520
Interest Income		1		9	(9)	10	10
Late fee-Nsf Charges		8	60	72	(12)	100	100
Total Revenues	7,560	7,569	68,100	68,121	(21)	90,830	74,630

Expenses

Operating Expenses

Accounting Fees		29	325	261	(64)	350	350
Administration Costs	130		1,234	2,000	766	2,000	1,000
Concrete Repair		17		153	153	200	200
Electric	32	33	314	297	(17)	400	300
General Mx and Repair		250		2,250	2,250	3,000	2,000
Gutter Repair			250	300	50	300	300
Insurance Property/Liability	2,094	2,080	20,416	18,720	(1,696)	24,955	26,962
Landscaping		125	7,232	875	(6,357)	1,000	500
Legal Expense	352	250	644	2,250	1,606	3,000	2,500
**Legal Reimb		(83)		(747)	(747)	(1,000)	(2,000)
Lawn Contract	2,030	1,475	6,045	11,800	5,755	11,800	11,000
Management Fees	486	486	4,374	4,374		5,832	6,048
Painting				100	100	100	100
Pest Control	420		420	100	(320)	100	100
Roof Repair			650	1,000	350	1,000	500
Sign Repair/Replacement	294	8	294	72	(222)	100	100
Snow Removal		1,000	1,546	4,000	2,454	7,000	4,000
Street Repair/Sweep		42		378	378	500	500
Sprinkler Repair	1,196		1,196	900	(296)	900	250
Trash	517	520	4,659	4,680	21	6,236	6,344
Tree Maintenance		8		72	72	100	100
Water	1,563	1,000	6,641	9,000	2,359	12,000	9,600
TOTAL Operating Expenses	9,114	7,240	56,240	62,835	6,595	79,873	70,754

Reserve Funding

Reserve Allocation Consolidated	913	913	8,217	8,217		10,957	3,876
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	<u>September 2017</u>		<u>January to September</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	8,217	8,217	0	10,957	3,876
Total Expenses	10,027	8,153	64,457	71,052	6,595	90,830	74,630
Net Income	(2,467)	(584)	3,643	(2,931)	6,574	0	0