

Rosedale Gardens HOA., Inc.
Balance Sheet
December 31, 2017

ASSETS

Current Assets		
Cash - Operating Account	\$	36,004.13
Cash - Reserve Account		73,585.07
Prepaid Insurance		2,017.94
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Total Current Assets		111,607.14
Property and Equipment		
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Total Property and Equipment		0.00
Other Assets		
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Total Other Assets		0.00
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Total Assets	\$	<u>111,607.14</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	73.47
Deposits - Pool Keys		500.00
Escrow Dues		13,346.00
Prepaid Operating Dues		2,235.00
Prepaid Reserve Dues		350.00
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Total Current Liabilities		16,504.47
Long-Term Liabilities		
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Total Long-Term Liabilities		0.00
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Total Liabilities		16,504.47
Capital		
Retained Earnings		107,130.57
Net Income		(12,027.90)
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Total Capital		95,102.67
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Total Liabilities & Capital	\$	<u>111,607.14</u>

Rosedale Gardens HOA., Inc.
Income Statement
For the Twelve Months Ending December 31, 2017

	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
REVENUES						
Assessment Income:						
HOA Dues Operating	\$ 7,900.00	\$ 7,500.00	400.00	\$ 91,200.00	\$ 90,000.00	1,200.00
HOA Dues Reserve	1,250.00	1,250.00	0.00	15,000.00	15,000.00	0.00
Total Assessment Income	9,150.00	8,750.00	400.00	106,200.00	105,000.00	1,200.00
Miscellaneous Income:						
Interest Income	41.69	0.00	41.69	451.18	0.00	451.18
Late Charge	0.00	0.00	0.00	100.00	0.00	100.00
Letter Prep Income	10.00	0.00	10.00	40.00	0.00	40.00
Total Miscellaneous Income	51.69	0.00	51.69	591.18	0.00	591.18
Total Revenues	9,201.69	8,750.00	451.69	106,791.18	105,000.00	1,791.18
EXPENSES						
Maintenance and Repairs:						
Club House	0.00	100.00	(100.00)	54.89	1,200.00	(1,145.11)
Gate Operations	6.10	150.00	(143.90)	1,685.48	1,800.00	(114.52)
Landscaping-Lawn,Shrub	950.00	0.00	950.00	24,970.00	29,250.00	(4,280.00)
Landscaping-Fert, Insect	1,350.00	0.00	1,350.00	8,100.00	9,100.00	(1,000.00)
Landscaping - Special	135.00	0.00	135.00	6,652.30	1,500.00	5,152.30
Pest Control	0.00	0.00	0.00	10.70	0.00	10.70
Seasonal Decorations	422.58	300.00	122.58	672.54	800.00	(127.46)
Sprinklers	95.00	0.00	95.00	14,582.00	8,996.00	5,586.00
Swimming Pool	0.00	0.00	0.00	3,495.41	4,700.00	(1,204.59)
Total Maintenance and Repairs	2,958.68	550.00	2,408.68	60,223.32	57,346.00	2,877.32
Utilities and Contract Services:						
Electricity - Common:						
Club House	36.18	75.00	(38.82)	1,268.20	1,325.00	(56.80)
Gate	39.41	60.00	(20.59)	438.33	720.00	(281.67)

Accrual Accounting - For Management Purposes Only

Rosedale Gardens HOA., Inc.
Income Statement
For the Twelve Months Ending December 31, 2017

	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
Security Light	81.22	100.00	(18.78)	932.78	1,200.00	(267.22)
Telephone:						
Gate Telephone	48.27	75.00	(26.73)	877.17	900.00	(22.83)
Pool Telephone	45.13	75.00	(29.87)	528.96	900.00	(371.04)
Water - Common:						
11917 Mary Claire Drive	46.63	60.00	(13.37)	696.10	825.00	(128.90)
4606 NW 118	273.91	50.00	223.91	2,054.18	1,475.00	579.18
4610 NW 119	177.25	50.00	127.25	1,822.71	1,475.00	347.71
4614 NW 118	803.64	115.00	688.64	7,469.24	5,960.00	1,509.24
Total Utilities and Contract Services	1,551.64	660.00	891.64	16,087.67	14,780.00	1,307.67
General and Administrative:						
Management Fees	790.00	750.00	40.00	9,240.00	9,000.00	240.00
Bank Charges	60.94	70.00	(9.06)	731.20	840.00	(108.80)
Copies	105.40	50.00	55.40	210.80	182.00	28.80
Donations	0.00	0.00	0.00	0.00	100.00	(100.00)
Legal & Accounting	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)
Office Supplies	0.00	0.00	0.00	0.00	50.00	(50.00)
Postage	85.69	50.00	35.69	114.47	182.00	(67.53)
Summerfield Dues	0.00	0.00	0.00	3,000.00	3,000.00	0.00
Total General and Administrative	1,042.03	920.00	122.03	13,296.47	14,354.00	(1,057.53)
Fixed Expenses:						
Insurance - Prop & Liability	237.98	260.00	(22.02)	2,564.50	2,720.00	(155.50)
Taxes - Real Estate	442.07	800.00	(357.93)	442.07	800.00	(357.93)
Total Fixed Expenses	680.05	1,060.00	(379.95)	3,006.57	3,520.00	(513.43)
Total Expenses	6,232.40	3,190.00	3,042.40	92,614.03	90,000.00	2,614.03
Net Income or (Deficit) from Operations	2,969.29	5,560.00	(2,590.71)	14,177.15	15,000.00	(822.85)

Accrual Accounting - For Management Purposes Only

Rosedale Gardens HOA., Inc.
Income Statement
For the Twelve Months Ending December 31, 2017

	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
Major Repairs & Replacements:						
Front Flower Bed Project	0.00	0.00	0.00	3,200.00	0.00	3,200.00
Parking Lot & Driveways	0.00	1,500.00	(1,500.00)	16,005.05	7,500.00	8,505.05
Sprinklers	0.00	1,500.00	(1,500.00)	0.00	5,000.00	(5,000.00)
Swimming Pool	0.00	0.00	0.00	7,000.00	7,000.00	0.00
	<u>0.00</u>	<u>3,000.00</u>	<u>(3,000.00)</u>	<u>26,205.05</u>	<u>19,500.00</u>	<u>6,705.05</u>
Total Major Repairs& Replacements	0.00	3,000.00	(3,000.00)	26,205.05	19,500.00	6,705.05
	<u>0.00</u>	<u>3,000.00</u>	<u>(3,000.00)</u>	<u>26,205.05</u>	<u>19,500.00</u>	<u>6,705.05</u>
Net Income or (Deficit)	\$ 2,969.29	\$ 2,560.00	409.29	\$ (12,027.90)	\$ (4,500.00)	(7,527.90)
	<u><u>\$ 2,969.29</u></u>	<u><u>\$ 2,560.00</u></u>	<u><u>409.29</u></u>	<u><u>\$ (12,027.90)</u></u>	<u><u>\$ (4,500.00)</u></u>	<u><u>(7,527.90)</u></u>