

Rosedale Gardens HOA., Inc.  
Balance Sheet  
December 31, 2018

ASSETS

Current Assets		
Cash - Operating Account	\$	40,991.53
Cash - Reserve Account		89,596.65
HOA Dues Receivable		50.00
Prepaid Insurance		2,221.68
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Total Current Assets		132,859.86
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>132,859.86</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	110.00
Deposits - Pool Keys		500.00
Escrow Dues		13,902.00
Prepaid Operating Dues		948.00
Prepaid Reserve Dues		150.00
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Total Current Liabilities		15,610.00
Long-Term Liabilities		
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Total Long-Term Liabilities		0.00
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Total Liabilities		15,610.00
Capital		
Retained Earnings		95,102.67
Net Income		22,147.19
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Total Capital		117,249.86
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Total Liabilities & Capital	\$	<u>132,859.86</u>

Rosedale Gardens HOA., Inc.  
Income Statement  
For the Twelve Months Ending December 31, 2018

	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
<b>REVENUES</b>						
Assessment Income:						
HOA Dues Operating	\$ 7,900.00	\$ 7,900.00	0.00	\$ 94,800.00	\$ 94,800.00	0.00
HOA Dues Reserve	1,250.00	1,250.00	0.00	15,000.00	15,000.00	0.00
<b>Total Assessment Income</b>	<b>9,150.00</b>	<b>9,150.00</b>	<b>0.00</b>	<b>109,800.00</b>	<b>109,800.00</b>	<b>0.00</b>
Miscellaneous Income:						
Interest Income	113.01	0.00	113.01	1,011.58	0.00	1,011.58
Late Charge	0.00	0.00	0.00	325.00	0.00	325.00
Letter Prep Income	0.00	0.00	0.00	40.00	0.00	40.00
<b>Total Miscellaneous Income</b>	<b>113.01</b>	<b>0.00</b>	<b>113.01</b>	<b>1,376.58</b>	<b>0.00</b>	<b>1,376.58</b>
<b>Total Revenues</b>	<b>9,263.01</b>	<b>9,150.00</b>	<b>113.01</b>	<b>111,176.58</b>	<b>109,800.00</b>	<b>1,376.58</b>
<b>EXPENSES</b>						
<b>Maintenance and Repairs:</b>						
Building - Exterior Repairs	0.00	0.00	0.00	125.00	0.00	125.00
Club House	0.00	100.00	(100.00)	111.87	1,200.00	(1,088.13)
Gate Operations	151.28	250.00	(98.72)	2,498.17	3,000.00	(501.83)
Fence Repairs	0.00	0.00	0.00	103.00	0.00	103.00
Landscaping-Lawn,Shrub	0.00	0.00	0.00	24,970.00	30,400.00	(5,430.00)
Landscaping-Fert, Insect	0.00	0.00	0.00	8,100.00	7,000.00	1,100.00
Landscaping - Special	450.00	135.00	315.00	5,715.00	2,600.00	3,115.00
Parking Lots & Driveways	0.00	0.00	0.00	2,918.25	0.00	2,918.25
Seasonal Decorations	0.00	250.00	(250.00)	80.00	1,220.00	(1,140.00)
Sprinklers	0.00	0.00	0.00	5,560.00	10,000.00	(4,440.00)
Swimming Pool	0.00	0.00	0.00	5,796.66	4,700.00	1,096.66
<b>Total Maintenance and Repairs</b>	<b>601.28</b>	<b>735.00</b>	<b>(133.72)</b>	<b>55,977.95</b>	<b>60,120.00</b>	<b>(4,142.05)</b>
<b>Utilities and Contract Services:</b>						
<b>Electricity - Common:</b>						

Rosedale Gardens HOA., Inc.  
Income Statement  
For the Twelve Months Ending December 31, 2018

	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
Club House	32.09	100.00	(67.91)	1,337.11	1,160.00	177.11
Gate	38.14	40.00	(1.86)	466.32	480.00	(13.68)
Security Light	77.23	80.00	(2.77)	947.76	960.00	(12.24)
Telephone:						
Gate Telephone	75.57	100.00	(24.43)	909.71	1,200.00	(290.29)
Pool Telephone	50.74	70.00	(19.26)	590.12	800.00	(209.88)
Water - Common:						
11917 Mary Claire Drive	56.19	50.00	6.19	660.40	690.00	(29.60)
4606 NW 118	158.98	100.00	58.98	3,158.62	1,475.00	1,683.62
4610 NW 119	37.26	100.00	(62.74)	1,738.73	1,475.00	263.73
4614 NW 118	183.69	277.00	(93.31)	6,529.74	6,760.00	(230.26)
<b>Total Utilities and Contract Services</b>	<b>709.89</b>	<b>917.00</b>	<b>(207.11)</b>	<b>16,338.51</b>	<b>15,000.00</b>	<b>1,338.51</b>
General and Administrative:						
Management Fees	790.00	790.00	0.00	9,480.00	9,480.00	0.00
Bank Charges	34.27	70.00	(35.73)	490.89	840.00	(349.11)
Copies	59.50	10.00	49.50	197.40	120.00	77.40
Donations	0.00	0.00	0.00	50.00	100.00	(50.00)
Legal & Accounting	0.00	0.00	0.00	0.00	2,000.00	(2,000.00)
Office Supplies	0.00	25.00	(25.00)	0.00	300.00	(300.00)
Postage	49.35	0.00	49.35	94.96	40.00	54.96
Summerfield Dues	0.00	0.00	0.00	3,000.00	3,000.00	0.00
<b>Total General and Administrative</b>	<b>933.12</b>	<b>895.00</b>	<b>38.12</b>	<b>13,313.25</b>	<b>15,880.00</b>	<b>(2,566.75)</b>
Fixed Expenses:						
Insurance - Prop & Liability	263.45	362.00	(98.55)	2,957.26	3,200.00	(242.74)
Taxes - Real Estate	442.42	600.00	(157.58)	442.42	600.00	(157.58)
<b>Total Fixed Expenses</b>	<b>705.87</b>	<b>962.00</b>	<b>(256.13)</b>	<b>3,399.68</b>	<b>3,800.00</b>	<b>(400.32)</b>
<b>Total Expenses</b>	<b>2,950.16</b>	<b>3,509.00</b>	<b>(558.84)</b>	<b>89,029.39</b>	<b>94,800.00</b>	<b>(5,770.61)</b>

Accrual Accounting - For Management Purposes Only

Rosedale Gardens HOA., Inc.  
Income Statement  
For the Twelve Months Ending December 31, 2018

	Current Month This Year	Current Month Budget	Over (under) Budget	Year to Date This Year	Year to Date Budget	Over (under) Budget
<b>Net Income or (Deficit) from Operations</b>	<b>6,312.85</b>	<b>5,641.00</b>	<b>671.85</b>	<b>22,147.19</b>	<b>15,000.00</b>	<b>7,147.19</b>
Major Repairs & Replacements:						
Electrical	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)
Landscaping	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)
Parking Lot & Driveways	0.00	0.00	0.00	0.00	7,000.00	(7,000.00)
Total Major Repairs& Replacements	0.00	0.00	0.00	0.00	15,000.00	(15,000.00)
Net Income or (Deficit)	\$ 6,312.85	\$ 5,641.00	671.85	\$ 22,147.19	\$ 0.00	22,147.19