

Cascade View Estates HOA, Inc.

Balance Sheet

As of December 31, 2018

ASSETS

Current Assets

Cash

Cash - Checking 28,671.05

Cash - Reserve For Maintenance 44,282.19

Total Cash 72,953.24

Accounts Receivable

Accounts Receivable - Homeowner Dues 394.00

Accounts Receivable - Homeowner Fines 891.00

Less: Allowance for Bad Debts (800.00)

Total Accounts Receivable 485.00

Prepays

Prepaid Insurance 302.00

Total Prepays 302.00

Total Assets 73,740.24

LIABILITY AND SHAREHOLDER'S EQUITY

Current Liabilities

Accounts Payable 848.22

Advance Billings - Homeowner Dues -

Advance Billings - Maintenance Reserve -

Total Current Liabilities 848.22

Shareholder's Equity

Reserve - General 27,495.35

Reserve - Maintenance - Prior Years 39,397.18

Reserve - Maintenance - Current Year 4,885.01

Net Earnings (Loss) For Period 1,114.48

Total Shareholder's Equity 72,892.02

Total Liability and Shareholder's Equity 73,740.24

Cascade View Estates HOA, Inc.

Statement of Earnings

YTD December 2018

	YTD Operations <u>Actual</u>	YTD Operations <u>Budget</u>	YTD Operations <u>Variance</u>	YTD Reserve <u>Actual</u>	YTD Total <u>Actual</u>
Revenue					
Member Dues	16,880.00	16,880.00	-	6,000.00	22,880.00
Homeowner Fines	1,251.00	1,000.00	251.00	-	1,251.00
Interest Income	-	-	-	95.25	95.25
Lien Fees	-	74.00	(74.00)	-	-
Title Transfer Fees	2,000.00	2,500.00	(500.00)	-	2,000.00
Total Revenue	<u>20,131.00</u>	<u>20,454.00</u>	<u>(323.00)</u>	<u>6,095.25</u>	<u>26,226.25</u>
Expenses					
Landscaping - Weekly Maintenance	2,625.00	3,000.00	375.00	-	2,625.00
Landscaping - Repair Costs	62.75	200.00	137.25	-	62.75
Landscaping - Sod/Trees/Plants	-	300.00	300.00	-	-
Landscaping - Spring/Fall Maint.	1,547.50	2,550.00	1,002.50	-	1,547.50
Landscaping - Snow Removal	-	200.00	200.00	-	-
Bank Service Charges	38.34	-	(38.34)	-	38.34
Non-Profit Fee in Oregon	50.00	50.00	-	-	50.00
Lien Fees	150.00	74.00	(76.00)	-	150.00
Insurance Expense	1,828.00	1,828.00	-	-	1,828.00
Accounting Services - Tax Prep./Filing	250.00	250.00	-	-	250.00
Accounting Services - Bookkeeping	3,720.00	3,720.00	-	-	3,720.00
Accounting Services - Title Transfer Fee	1,050.00	1,250.00	200.00	-	1,050.00
Website Maintenance	170.39	200.00	29.61	-	170.39
Meeting Expense	460.32	450.00	(10.32)	-	460.32
Printing Services	147.55	200.00	52.45	-	147.55
Compliance Services Fee	2,317.00	2,000.00	(317.00)	-	2,317.00
Consulting Services	1,200.00	-	(1,200.00)	-	1,200.00
Office Supplies - HOA Expenses	247.95	150.00	(97.95)	-	247.95
Office Supplies - Bookkeeping Expenses	526.68	400.00	(126.68)	-	526.68
Postage - HOA	158.65	100.00	(58.65)	-	158.65
Postage - Accounting Services	200.00	294.00	94.00	-	200.00
Maintenance/Repairs	-	100.00	100.00	3,632.87	3,632.87
Utilities - Water	1,786.39	1,700.00	(86.39)	-	1,786.39
Utilities - Electricity	80.00	80.00	-	-	80.00
Uncollectible / Bad Debt Expense	400.00	400.00	-	-	400.00
Total Expenses	<u>19,016.52</u>	<u>19,496.00</u>	<u>38,512.52</u>	<u>3,632.87</u>	<u>22,649.39</u>
Net Earnings (Loss)	<u>1,114.48</u>	<u>958.00</u>	<u>156.48</u>	<u>2,462.38</u>	<u>3,576.86</u>