

Woodbridge @ Hamilton Lake Homeowners Association
Balance Sheets

June 30, 2018 December 31, 2017

Assets

Assets:		
Wells Fargo Checking Account	\$ 55,375.85	\$ 100.00
Wells Fargo Money Market	135,900.71	175,366.76
Total Current Assets	<u>\$ 191,276.56</u>	<u>\$ 175,466.76</u>

Net Assets

Net Assets:		
Restricted Net Assets - Reserve Fund	\$ 135,900.71	\$ 175,366.76
Restricted Net Assets - Lake Assessment	-	-
Unrestricted Net Assets	100.00	100.00
Excess of Receipts Over Disbursements	55,275.85	0.00
Total Net Assets	<u>\$ 191,276.56</u>	<u>\$ 175,466.76</u>

Note: Accounts Receivable

	<u>\$ 4,822.75</u>	<u>\$ 3,237.36</u>
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Reserve Funds:

Balance as of December 31, 2017		Revised Dec. 2017
Funding	<u>Actual</u>	<u>Reserve Study</u>
Transfers	\$ 175,366.76	\$ 175,366.76
Expenditures	28,149.00	28,149.00
Interest Earned	(68,906.08)	(140,221.00)
Balance, End of Period	<u>88.88</u>	<u>141.00</u>
	<u>\$ 134,698.56</u>	<u>\$ 63,435.76</u>

Reserve Expenditures - Budget to Actual

	2017		2018	
	Reserve Study	Actual	Reserve Study	Actual
Asphalt Parking Lot Seal Coating	\$ 2,816	-	\$ 2,905	-
Concrete Curb and Gutter	-	-	1,743	-
Cedar Shake Roofing	16,897	9,121	-	-
Clubhouse HVAC System	9,442	-	-	-
Clubhouse Water Heater	1,115	1,075	-	-
Clubhouse Furnishings	-	680	-	-
Restroom Refurbishing	5,914	-	6,100	-
Kitchen Refurbishing	-	-	3,050	-
Pool Plastering	23,233	21,580	-	-
Pool Lights	704	575	726	-
Pool Ladders & Rails	1,760	-	1,816	-
Pool Umbrellas	3,520	-	3,631	-
Pool Lounger	11,265	-	11,621	9,801
Pool Chair	8,448	-	8,715	-
Pool 48" Table	3,239	570	2,740	-
Pool Perimeter Fencing	3,379	2,606	1,394	-
Pool Area Ceramic Tile	634	-	654	-
Pool Filter Sand	774	642	-	-
Pool Filter Sand	774	642	-	-
Pool Filter Sand	774	642	-	-
Pool Pump	810	985	1,044	-
Pool Pump	810	-	1,044	-
Wooden Walkways	-	2,168	19,392	2,500
Tennis Court Asphalt Replacement	54,914	-	56,651	56,605
Wood Fencing	-	-	8,280	-
Lake Dredging	-	-	8,715	-
	<u>\$ 151,223</u>	<u>\$ 41,287</u>	<u>\$ 140,221</u>	<u>\$ 68,906</u>

Woodbridge @ Hamilton Lake Homeowners Association
Statement of Receipts & Disbursements

	June 30, 2018	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Prior YTD
Income							
6100 Assessment Income - Homeowner	\$ 220.00	\$ -	\$ 220.00	\$ 112,065.96	\$ 113,432.50	\$ (1,366.54)	\$ 111,016.26
6150 Assessment Income - Lake	-	-	-	-	-	-	-
6200 Late Fee	-	-	-	-	-	-	3.93
6300 Closing Letter Fee	575.00	143.75	431.25	2,925.00	862.50	2,062.50	1,725.00
6400 Clubhouse Rental Income	175.00	83.33	91.67	1,125.00	500.00	625.00	600.00
6500 Tennis Court Fees	75.00	79.11	(4.11)	520.00	800.63	(280.63)	1,265.00
6550 Neighborhood Directory Advertising	-	-	-	-	-	-	-
6600 Bercher Homes Sign	-	-	-	375.00	-	375.00	375.00
6700 Miscellaneous	-	-	-	31.40	-	31.40	-
Total Income	1,045.00	306.20	738.80	117,042.36	115,695.63	1,446.73	114,985.19
Expense							
Audit, Tax & Insurance							
7000 Audit/Accounting	500.00	500.00	-	3,000.00	3,000.00	-	3,000.00
7010 Tax Preparation Fees	-	-	-	-	-	-	-
7050 Insurance	-	-	-	-	-	-	-
Total Audit, Tax & Insurance	500.00	500.00	-	3,000.00	3,000.00	-	3,000.00
General & Administrative:							
7100 Legal Fees	-	16.67	(16.67)	30.00	100.00	(70.00)	30.00
7120 Bank Charges	-	-	-	-	-	-	-
7130 Postage & Mail	-	18.76	(18.76)	102.00	110.62	(8.62)	115.60
7140 Printing & Reproduction	-	-	-	25.53	42.87	(17.34)	25.00
7150 Office Supplies	-	20.83	(20.83)	171.61	125.00	46.61	-
7160 Website Maintenance	-	-	-	-	-	-	-
Total General & Administrative	-	56.26	(56.26)	329.14	378.49	(49.35)	170.60
Clubhouse Maintenance & Social							
7200 Clubhouse Maintenance	410.00	-	410.00	540.00	888.90	(348.90)	538.20
7210 Social Activities	296.80	200.00	96.80	445.65	1,200.00	(754.35)	95.91
7220 Welcome Committee	-	2.08	(2.08)	-	12.50	(12.50)	-
7225 Clubhouse Cleaning	150.00	222.22	(72.22)	968.00	1,037.04	(69.04)	1,050.00
7230 Janitorial Supplies	-	39.73	(39.73)	113.89	39.73	74.16	19.58
Total Clubhouse Maint & Social	856.80	464.03	392.77	2,087.54	3,178.16	(1,110.62)	1,703.69
Recreation Area:							
7300 Pool Operation & Mgmt	-	1,071.43	(1,071.43)	3,433.36	3,214.29	219.07	5,523.00
7310 Pool Repairs	(250.09)	1,637.11	(1,887.20)	-	1,637.11	(1,637.11)	504.00
7320 Pool Supplies	-	189.75	(189.75)	8.50	238.07	(229.57)	671.49
7330 Pool Monitoring	-	265.31	(265.31)	-	265.31	(265.31)	260.00
7340 Pool Permit	-	-	-	315.00	300.00	15.00	280.00
7350 Tennis Supplies	15.87	-	15.87	15.87	-	15.87	-
7360 Tennis/Pavilion Misc	-	-	-	-	-	-	1,165.72
7370 Playground	-	-	-	-	750.00	(750.00)	394.95
Total Recreational Area	(234.22)	3,163.59	(3,397.81)	3,772.73	6,404.77	(2,632.04)	8,799.16

Woodbridge @ Hamilton Lake Homeowners Association
Statement of Receipts & Disbursements

	<u>June 30, 2018</u>	<u>Budget</u>	<u>Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>	<u>Prior YTD</u>
Landscaping:							
7400 Landscape Maintenance	1,221.67	1,400.00	(178.33)	7,286.52	8,400.00	(1,113.48)	7,910.02
7410 Landscape Seasonal Plantings	-	216.87	(216.87)	1,344.00	1,300.00	44.00	1,260.00
7420 Pinestraw	-	500.00	(500.00)	2,887.50	3,000.00	(112.50)	2,887.50
7430 Landscaping Improv	-	333.33	(333.33)	395.00	2,000.00	(1,605.00)	4,150.00
7440 Lake Maintenance	182.50	-	182.50	912.50	-	912.50	-
7450 Irrigation Water & Repair	378.83	208.33	170.50	886.47	1,250.00	(363.53)	1,569.98
7460 Tree Removal	-	166.67	(166.67)	2,600.00	1,000.00	1,600.00	750.00
Total Landscaping	1,783.00	2,825.00	(1,042.00)	16,291.99	16,950.00	(658.01)	18,527.50
Other Suppliers							
7500 Termite Bond	98.00	99.01	(1.01)	400.80	395.05	5.75	391.00
7510 HVAC Maintenance	-	20.83	(20.83)	-	125.00	(125.00)	-
Total Other Suppliers	98.00	119.85	(21.85)	400.80	520.05	(119.25)	391.00
Utilities:							
7600 Electricity	1,000.00	830.02	169.98	2,891.00	2,146.53	744.47	2,087.00
7610 Gas	48.42	44.98	3.44	664.83	624.04	40.79	552.41
7620 Water & Sewer	1,369.04	916.35	452.69	2,144.73	4,003.15	(1,858.42)	3,261.72
7630 Telephone - Pool/Clubhouse	142.10	129.27	12.83	852.60	775.67	76.93	775.61
Total Utilities	2,559.56	1,920.62	638.94	6,553.16	7,549.39	(996.23)	6,676.74
Total Operating Expenses	5,563.14	9,049.35	(3,486.21)	32,415.36	37,980.86	(5,565.50)	39,288.69
Net Operating Income	(4,518.14)	(8,743.15)	4,225.01	84,627.00	77,614.77	7,012.23	75,716.50
Non Routine Expenditures							
8000 Non Routine Expenditures	-	582.79	(582.79)	-	3,496.74	(3,496.74)	610.00
9400 Lake Dredging	-	-	-	-	-	-	-
9200 Clubhouse Insurance Repairs	-	-	-	-	-	-	-
Total Capital Expenditures	-	582.79	(582.79)	-	3,496.74	(3,496.74)	610.00
Interest Income							
6925 Interest Income - Reserves	11.89	15.42	(3.53)	88.88	92.52	(3.64)	93.98
Total Interest Income	11.89	15.42	(3.53)	88.88	92.52	(3.64)	93.98
Net Receipts Over (Under)							
9300 Disbursements	(4,506.25)	(9,310.52)	4,804.27	84,715.88	74,210.55	10,505.33	75,200.48
Transfer from/(to) Lake Reserves	-	-	-	-	-	-	-
Transfer from/(to) Capital Reserves	(1,202.15)	-	(1,202.15)	(29,351.15)	(28,149.00)	(1,202.15)	(28,649.28)
Excess Receipts Over	(5,708.40)	(9,310.52)	3,602.12	55,364.73	46,061.55	9,303.18	46,551.20
Disbursements							
\$	(5,708.40)	(9,310.52)	3,602.12	\$ 55,364.73	\$ 46,061.55	\$ 9,303.18	\$ 46,551.20

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 Statement of Receipts & Disbursements

<u>June 30, 2018</u>	<u>Budget</u>	<u>Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>	<u>Prior YTD</u>
			Reserves			
Transfer to Reserves			28,149.00	Annual Funding		
Courtmakers, Custom Networks, Barlow Fencing, Lopez			56,604.79	Resurface tennis courts		
Randy's Painting Plus			2,500.00	Wooden walkways		
Palm Casual			9,801.29	Pool Furniture		
Transfer from Reserves			(67,703.93)	Reimburse for Reserve Expenditures		
Total			\$ (29,351.15)			