

Woodbridge @ Hamilton Lake Homeowners Association
Balance Sheets

	<u>April 30, 2019</u>	<u>December 31, 2018</u>
Assets		
Assets:		
Wells Fargo Checking Account	\$ 63,860.16	\$ 100.00
Wells Fargo Money Market	<u>153,095.55</u>	<u>131,884.85</u>
Total Current Assets	<u>\$ 216,955.71</u>	<u>\$ 131,984.85</u>

Net Assets		
Net Assets:		
Restricted Net Assets - Reserve Fund	\$ 153,095.55	\$ 131,884.85
Restricted Net Assets - Lake Assessment	-	-
Unrestricted Net Assets	100.00	100.00
Excess of Receipts Over Disbursements	<u>63,760.16</u>	<u>(0.00)</u>
Total Net Assets	<u>\$ 216,955.71</u>	<u>\$ 131,984.85</u>

Note: Accounts Receivable	<u>\$ 3,142.05</u>	<u>\$ 244.96</u>
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	<u>Actual</u>	<u>Revised Dec. 2018 Reserve Study</u>
Reserve Funds:		
Balance as of December 31, 2018	\$ 131,884.85	\$ 131,884.85
Funding	28,149.00	28,149.00
Transfers	-	-
Expenditures	(6,985.00)	(70,333.00)
Interest Earned	<u>46.70</u>	<u>133.00</u>
Balance, End of Period	<u>\$ 153,095.55</u>	<u>\$ 89,833.85</u>

Reserve Expenditures - Budget to Actual

	2018		2019	
	Reserve Study	Actual	Reserve Study	Actual
Asphalt Parking Lot Seal Coating	\$ 2,905	\$ 3,175	\$ -	\$ -
Concrete Curb and Gutter	1,743	-	1,798	-
Cedar Shake Roofing	-	-	-	-
Clubhouse HVAC System	-	-	9,629	-
Clubhouse Water Heater	-	-	-	-
Clubhouse Furnishings	-	-	-	-
Restroom Refurbishing	6,100	-	6,294	2,000
Kitchen Refurbishing	3,050	-	3,147	-
Pool Plastering	-	-	-	-
Pool Lights	726	1,300	-	-
Pool Ladders & Rails	1,816	-	-	-
Pool Umbrellas	3,631	} 20,068	-	-
Pool Lounger	11,621		-	-
Pool Chair	8,715		-	-
Pool 48" Table	2,740		-	-
Pool Perimeter Fencing	1,394	-	1,439	-
Pool Area Ceramic Tile	654	-	674	-
Pool Filter Sand	-	-	-	-
Pool Filter Sand	-	-	-	-
Pool Filter Sand	-	-	-	-
Pool Pump	1,044	-	1,077	985
Pool Pump	1,044	985	-	-
Wooden Walkways	19,392	2,500	17,505	-
Tennis Court Asphalt Replacement	56,651	57,528	-	-
Playground	-	-	11,988	-
Clubhouse Exterior Painting	-	-	8,242	-
Wood Fencing	8,280	-	8,541	-
Lake Dredging/Maintenance	8,715	8,415	-	4,000
	<u>\$ 140,221</u>	<u>\$ 93,971</u>	<u>\$ 70,333</u>	<u>\$ 6,985</u>

Woodbridge @ Hamilton Lake Homeowners Association
Statement of Receipts & Disbursements

	<u>April 30, 2019</u>	<u>Budget</u>	<u>Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>	<u>Prior YTD</u>	
Income								
6100	Assessment Income - Homeowner	\$ 1,390.00	\$ -	\$ 1,390.00	\$ 110,582.50	\$ 113,432.50	\$ (2,850.00)	\$ 111,625.96
6150	Assessment Income - Lake	-	-	-	-	-	-	-
6200	Late Fee	7.87	-	7.87	-	7.87	-	-
6300	Closing Letter Fee	575.00	239.58	335.42	2,225.00	958.33	1,266.67	1,775.00
6400	Clubhouse Rental Income	200.00	120.83	79.17	700.00	483.33	216.67	750.00
6500	Tennis Court Fees	720.00	-	720.00	820.00	627.05	192.95	445.00
6550	Neighborhood Directory Advertising	-	-	-	-	-	-	-
6600	Bercher Homes Sign	-	-	-	375.00	-	375.00	375.00
6700	Miscellaneous	299.20	-	299.20	749.20	-	749.20	31.40
	Total Income	<u>3,192.07</u>	<u>360.42</u>	<u>2,831.65</u>	<u>115,459.57</u>	<u>115,501.21</u>	<u>(41.64)</u>	<u>115,002.36</u>
Expense								
<u>Audit, Tax & Insurance</u>								
7000	Audit/Accounting	500.00	500.00	-	2,000.00	2,000.00	-	2,000.00
7010	Tax Preparation Fees	-	-	-	-	-	-	-
7050	Insurance	-	-	-	-	-	-	-
	Total Audit, Tax & Insurance	<u>500.00</u>	<u>500.00</u>	<u>-</u>	<u>2,000.00</u>	<u>2,000.00</u>	<u>-</u>	<u>2,000.00</u>
<u>General & Administrative:</u>								
7100	Legal Fees	-	15.00	(15.00)	-	60.00	(60.00)	30.00
7120	Bank Charges	-	-	-	30.00	-	30.00	-
7130	Postage & Mail	92.00	16.67	75.33	200.32	66.67	133.65	102.00
7140	Printing & Reproduction	-	20.83	(20.83)	20.06	83.33	(63.27)	25.53
7150	Office Supplies	-	16.67	(16.67)	54.16	66.67	(12.51)	171.61
7160	Website Maintenance	-	16.67	(16.67)	-	66.67	(66.67)	-
	Total General & Administrative	<u>92.00</u>	<u>85.83</u>	<u>6.17</u>	<u>304.54</u>	<u>343.33</u>	<u>(38.79)</u>	<u>329.14</u>
<u>Clubhouse Maintenance & Social</u>								
7200	Clubhouse Maintenance	1,900.00	-	1,900.00	3,595.76	-	3,595.76	-
7210	Social Activities	-	338.05	(338.05)	97.40	338.05	(240.65)	148.85
7220	Welcome Committee	-	1.67	(1.67)	-	6.67	(6.67)	-
7225	Clubhouse Cleaning	150.00	154.40	(4.40)	675.00	687.60	(12.60)	668.00
7230	Janitorial Supplies	62.98	-	62.98	142.62	31.33	111.29	31.54
	Total Clubhouse Maint & Social	<u>2,112.98</u>	<u>494.11</u>	<u>1,618.87</u>	<u>4,510.78</u>	<u>1,063.64</u>	<u>3,447.14</u>	<u>848.39</u>
<u>Recreation Area:</u>								
7300	Pool Operation & Mgmt	1,162.00	1,114.29	47.71	2,324.00	1,114.29	1,209.71	1,116.00
7310	Pool Repairs	-	-	-	612.75	-	612.75	250.09
7320	Pool Supplies	-	-	-	-	18.77	(18.77)	8.50
7330	Pool Monitoring	-	-	-	-	-	-	-
7340	Pool Permit	-	-	-	315.00	325.00	(10.00)	315.00
7350	Tennis Supplies	-	-	-	-	-	-	-
7360	Tennis/Pavillion Misc	-	-	-	-	-	-	-
7370	Playground	-	250.00	(250.00)	-	250.00	(250.00)	-
	Total Recreational Area	<u>1,162.00</u>	<u>1,364.29</u>	<u>(202.29)</u>	<u>3,251.75</u>	<u>1,708.06</u>	<u>1,543.69</u>	<u>1,689.59</u>

Woodbridge @ Hamilton Lake Homeowners Association
Statement of Receipts & Disbursements

	<u>April 30, 2019</u>	<u>Budget</u>	<u>Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>	<u>Prior YTD</u>	
<u>Landscape:</u>								
7400	Landscape Maintenance	1,304.17	1,400.00	(95.83)	5,216.68	5,600.00	(383.32)	4,943.18
7410	Landscape Seasonal Plantings	-	250.00	(250.00)	-	1,000.00	(1,000.00)	-
7420	Pinestraw	-	500.00	(500.00)	3,030.50	2,000.00	1,030.50	2,887.50
7430	Landscaping Improv	-	333.33	(333.33)	-	1,333.33	(1,333.33)	-
7440	Lake Maintenance	-	125.00	(125.00)	-	500.00	(500.00)	547.50
7450	Irrigation Water & Repair	95.83	208.33	(112.50)	383.32	833.33	(450.01)	391.81
7460	Tree Removal	-	229.17	(229.17)	-	916.67	(916.67)	2,600.00
	Total Landscape	1,400.00	3,045.83	(1,645.83)	8,630.50	12,183.33	(3,552.83)	11,369.99
<u>Other Suppliers</u>								
7500	Termite Bond	-	102.20	(102.20)	200.40	302.20	(101.80)	302.80
7510	HVAC Maintenance	-	20.83	(20.83)	-	83.33	(83.33)	-
	Total Other Suppliers	-	123.03	(123.03)	200.40	385.53	(185.13)	302.80
<u>Utilities:</u>								
7600	Electricity	177.00	659.20	(482.20)	635.00	1,193.10	(558.10)	1,095.00
7610	Gas	78.66	96.88	(18.22)	396.08	597.73	(201.65)	539.64
7620	Water & Sewer	69.82	309.73	(239.91)	257.64	452.62	(194.98)	418.13
7630	Telephone - Pool/Clubhouse	157.26	148.12	9.14	629.22	592.49	36.73	568.40
	Total Utilities	482.74	1,213.93	(731.19)	1,917.94	2,835.94	(918.00)	2,621.17
	Total Operating Expenses	5,749.72	6,827.02	(1,077.30)	20,815.91	20,519.83	296.08	19,161.08
	Net Operating Income	(2,557.65)	(6,466.61)	3,908.96	94,643.66	94,981.38	(337.72)	95,841.28
<u>Non Routine Expenditures</u>								
8000	Non Routine Expenditures	2,724.50	357.63	2,366.87	2,724.50	1,430.52	1,293.98	-
9400	Lake Dredging	-	-	-	10.00	-	10.00	-
9200	Clubhouse Insurance Repairs	-	-	-	-	-	-	-
	Total Capital Expenditures	2,724.50	357.63	2,366.87	2,734.50	1,430.52	1,303.98	-
<u>Interest Income</u>								
6925	Interest Income - Reserves	12.59	11.08	1.51	46.70	44.32	2.38	62.84
	Total Interest Income	12.59	11.08	1.51	46.70	44.32	2.38	62.84
	Net Receipts Over (Under)							
	Disbursements	(5,269.56)	(6,813.16)	1,543.60	91,955.86	93,595.18	(1,639.32)	95,904.12
9300	Transfer from/(to) Lake Reserves	-	-	-	-	-	-	-
9000	Transfer from/(to) Capital Reserves	-	-	-	(28,149.00)	(28,149.00)	-	(32,384.25)
	Excess Receipts Over							
	Disbursements	\$ (5,269.56)	\$ (6,813.16)	\$ 1,543.60	\$ 63,806.86	\$ 65,446.18	\$ (1,639.32)	\$ 63,519.87

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 Statement of Receipts & Disbursements

<u>April 30, 2019</u>	<u>Budget</u>	<u>Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>	<u>Prior YTD</u>
Reserves						
			\$ (28,149.00)	Annual funding		
			(985.00)	Splash Pool Management Pumps		
			(4,000.00)	Morgan Landscape Lake Maintenance		
			(2,000.00)	Twins Plumbing Toilet replacement		
			6,985.00	Transfer from Reserves		
			<u>\$ (28,149.00)</u>	Total		
Non-Routine						
			\$ 2,724.50	Unique Environmental Outdoor lighting		