

**Woodbridge @ Hamilton Lake Homeowners Association
Balance Sheets**

	<u>January 31, 2020</u>	<u>December 31, 2019</u>
Assets		
Assets:		
Wells Fargo Checking Account	\$ 69,176.68	\$ 100.00
Wells Fargo Money Market	154,929.85	154,893.54
Total Current Assets	<u>\$ 224,106.53</u>	<u>\$ 154,993.54</u>

Net Assets		
Net Assets:		
Restricted Net Assets - Reserve Fund	\$ 154,929.85	\$ 154,893.54
Restricted Net Assets - Lake Assessment	-	-
Unrestricted Net Assets	100.00	100.00
Excess of Receipts Over Disbursements	69,076.68	(0.00)
Total Net Assets	<u>\$ 224,106.53</u>	<u>\$ 154,993.54</u>

Note: Accounts Receivable	<u>\$ 38,707.50</u>	<u>\$ -</u>
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	<u>Actual</u>	<u>Revised Dec. 2019 Reserve Study</u>
Reserve Funds:		
Balance as of December 31, 2018	\$ 154,893.54	\$ 154,893.54
Funding	-	28,149.00
Transfers	-	-
Expenditures	-	(124,748.00)
Interest Earned	36.31	154.00
Balance, End of Period	<u>\$ 154,929.85</u>	<u>\$ 51,081.54</u>

Reserve Expenditures - Budget to Actual

	2018		2019		2020	
	Reserve Study	Actual	Reserve Study	Actual	Reserve Study	Actual
Asphalt Parking Lot Seal Coating	\$ 2,905	\$ 3,175	\$ -	\$ -	\$ 3,092	\$ -
Concrete Curb and Gutter	1,743	-	1,798	-	1,855	-
Cedar Shake Roofing	-	-	-	-	-	-
Clubhouse HVAC System	-	-	9,629	-	9,934	-
Clubhouse Water Heater	-	-	-	-	-	-
Clubhouse Furnishings	-	-	-	-	-	-
Restroom Refurbishing	6,100	-	6,294	2,000	6,492	-
Kitchen Refurbishing	3,050	-	3,147	-	3,246	-
Pool Plastering	-	-	-	-	-	-
Pool Lights	726	1,300	-	-	-	-
Pool Ladders & Rails	1,816	-	-	-	-	-
Pool Umbrellas	3,631	-	-	-	-	-
Pool Lounger	11,621	20,068	-	-	-	-
Pool Chair	8,715	-	-	-	-	-
Pool 48" Table	2,740	-	-	-	-	-
Pool Perimeter Fencing	1,394	-	1,439	-	1,484	-
Pool Area Ceramic Tile	654	-	674	-	696	-
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	-	20,637	-
Tennis Court Asphalt Replacement	56,651	57,528	-	-	-	-
Playground	-	-	11,988	-	12,367	-
Clubhouse Exterior Painting	-	-	8,242	-	8,502	-
Wood Fencing	8,280	-	8,541	-	8,810	-
Lake Dredging/Maintenance	8,715	8,415	-	4,000	-	-
Total Reserve Fund Expenditures	140,221	93,971	70,333	6,985	77,115	-
Non-Scheduled Use of Reserves:						
Playground	-	-	-	-	42,633	-
Pool Deck	-	-	-	-	5,000	-
Total Planned Expenditures	\$ 140,221	\$ 93,971	\$ 70,333	\$ 6,985	\$ 124,748	\$ -

Woodbridge @ Hamilton Lake Homeowners Association
Statement of Receipts & Disbursements

		<u>January 31, 2020</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	\$ 74,725.00	\$ 94,081.73	\$ (19,356.73)	\$ 74,725.00	\$ 94,081.73	\$ (19,356.73)	\$ 94,430.00
6150	Assessment Income - Lake	-	-	-	-	-	-	-
6200	Late Fee	-	-	-	-	-	-	-
6300	Closing Letter Fee	-	239.58	(239.58)	-	239.58	(239.58)	1,650.00
6400	Clubhouse Rental Income	-	120.83	(120.83)	-	120.83	(120.83)	-
6500	Tennis Court Fees	460.00	158.16	301.84	460.00	158.16	301.84	100.00
6550	Neighborhood Directory Advertising	-	-	-	-	-	-	-
6600	Bercher Homes Sign	-	-	-	-	-	-	-
6700	Miscellaneous	-	-	-	-	-	-	-
	Total Income	<u>75,185.00</u>	<u>94,600.31</u>	<u>(19,415.31)</u>	<u>75,185.00</u>	<u>94,600.31</u>	<u>(19,415.31)</u>	<u>96,180.00</u>
Expense								
<u>Audit, Tax & Insurance</u>								
7000	Audit/Accounting	500.00	500.00	-	500.00	500.00	-	500.00
7010	Tax Preparation Fees	-	-	-	-	-	-	-
7050	Insurance	-	-	-	-	-	-	-
	Total Audit, Tax & Insurance	<u>500.00</u>	<u>500.00</u>	<u>-</u>	<u>500.00</u>	<u>500.00</u>	<u>-</u>	<u>500.00</u>
<u>General & Administrative:</u>								
7100	Legal Fees	-	15.00	(15.00)	-	15.00	(15.00)	-
7120	Bank Charges	-	2.50	(2.50)	-	2.50	(2.50)	30.00
7130	Postage & Mail	-	25.00	(25.00)	-	25.00	(25.00)	77.32
7140	Printing & Reproduction	-	20.83	(20.83)	-	20.83	(20.83)	20.06
7150	Office Supplies	175.21	8.33	166.88	175.21	8.33	166.88	54.16
7160	Website Maintenance	-	16.67	(16.67)	-	16.67	(16.67)	-
	Total General & Administrative	<u>175.21</u>	<u>88.33</u>	<u>86.88</u>	<u>175.21</u>	<u>88.33</u>	<u>86.88</u>	<u>181.54</u>
<u>Clubhouse Maintenance & Social</u>								
7200	Clubhouse Maintenance	75.00	-	75.00	75.00	-	75.00	-
7210	Social Activities	-	89.50	(89.50)	-	89.50	(89.50)	97.40
7220	Welcome Committee	-	1.67	(1.67)	-	1.67	(1.67)	-
7225	Clubhouse Cleaning	150.00	-	150.00	150.00	-	150.00	-
7230	Janitorial Supplies	-	83.49	(83.49)	-	83.49	(83.49)	79.64
	Total Clubhouse Maint & Social	<u>225.00</u>	<u>174.65</u>	<u>50.35</u>	<u>225.00</u>	<u>174.65</u>	<u>50.35</u>	<u>177.04</u>

Woodbridge @ Hamilton Lake Homeowners Association
Statement of Receipts & Disbursements

	<u>January 31, 2020</u>	<u>Budget</u>	<u>Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>	<u>Prior YTD</u>
<u>Recreation Area:</u>							
7300 Pool Operation & Mgmt	-	-	-	-	-	-	-
7310 Pool Repairs	-	-	-	-	-	-	-
7320 Pool Supplies	-	-	-	-	-	-	-
7330 Pool Monitoring	-	-	-	-	-	-	-
7340 Pool Permit	315.00	300.00	15.00	315.00	300.00	15.00	315.00
7350 Tennis Supplies	-	-	-	-	-	-	-
7360 Tennis/Pavillion Misc	345.00	-	345.00	345.00	-	345.00	-
7370 Playground	-	-	-	-	-	-	-
Total Recreational Area	<u>660.00</u>	<u>300.00</u>	<u>360.00</u>	<u>660.00</u>	<u>300.00</u>	<u>360.00</u>	<u>315.00</u>
<u>Landscape:</u>							
7400 Landscape Maintenance	1,967.80	1,333.33	634.47	1,967.80	1,333.33	634.47	1,304.17
7410 Landscape Seasonal Plantings	1,540.00	250.00	1,290.00	1,540.00	250.00	1,290.00	-
7420 Pinestraw	-	541.67	(541.67)	-	541.67	(541.67)	-
7430 Landscaping Improv	-	333.33	(333.33)	-	333.33	(333.33)	-
7440 Lake Maintenance	500.00	225.00	275.00	500.00	225.00	275.00	-
7450 Irrigation Water & Repair	-	100.00	(100.00)	-	100.00	(100.00)	95.83
7460 Tree Removal	-	250.00	(250.00)	-	250.00	(250.00)	-
Total Landscape	<u>4,007.80</u>	<u>3,033.33</u>	<u>974.47</u>	<u>4,007.80</u>	<u>3,033.33</u>	<u>974.47</u>	<u>1,400.00</u>
<u>Other Suppliers</u>							
7500 Termite Bond	-	-	-	-	-	-	-
7510 HVAC Maintenance	-	20.83	(20.83)	-	20.83	(20.83)	-
Total Other Suppliers	<u>-</u>	<u>20.83</u>	<u>(20.83)</u>	<u>-</u>	<u>20.83</u>	<u>(20.83)</u>	<u>-</u>
<u>Utilities:</u>							
7600 Electricity	256.00	217.52	38.48	256.00	217.52	38.48	192.00
7610 Gas	65.21	174.25	(109.04)	65.21	174.25	(109.04)	116.84
7620 Water & Sewer	59.00	57.70	1.30	59.00	57.70	1.30	59.00
7630 Telephone - Pool/Clubhouse	160.10	163.61	(3.51)	160.10	163.61	(3.51)	157.44
Total Utilities	<u>540.31</u>	<u>613.08</u>	<u>(72.77)</u>	<u>540.31</u>	<u>613.08</u>	<u>(72.77)</u>	<u>525.28</u>
Total Operating Expenses	<u>6,108.32</u>	<u>4,730.23</u>	<u>1,378.09</u>	<u>6,108.32</u>	<u>4,730.23</u>	<u>1,378.09</u>	<u>3,098.86</u>
Net Operating Income	<u>69,076.68</u>	<u>89,870.08</u>	<u>(20,793.40)</u>	<u>69,076.68</u>	<u>89,870.08</u>	<u>(20,793.40)</u>	<u>93,081.14</u>

Woodbridge @ Hamilton Lake Homeowners Association
Statement of Receipts & Disbursements

	<u>January 31, 2020</u>	<u>Budget</u>	<u>Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>	<u>Prior YTD</u>
<u>Non Routine Expenditures</u>							
8000 Non Routine Expenditures	-	463.88	(463.88)	-	463.88	(463.88)	-
9400 Lake Dredging	-	-	-	-	-	-	10.00
9200 Clubhouse Insurance Repairs	-	-	-	-	-	-	-
Total Capital Expenditures	-	463.88	(463.88)	-	463.88	(463.88)	10.00
<u>Interest Income</u>							
6925 Interest Income - Reserves	36.31	11.08	25.23	36.31	11.08	25.23	9.65
Total Interest Income	36.31	11.08	25.23	36.31	11.08	25.23	9.65
Net Receipts Over (Under)							
Disbursements	69,112.99	\$ 89,417.28	(20,304.29)	69,112.99	89,417.28	(20,304.29)	93,080.79
9300 Transfer from/(to) Lake Reserves	-	-	-	-	-	-	-
9000 Transfer from/(to) Capital Reserves	-	(28,149.00)	28,149.00	-	(28,149.00)	28,149.00	-
Disbursements	\$ 69,112.99	\$ 61,268.28	\$ 7,844.71	\$ 69,112.99	\$ 61,268.28	\$ 7,844.71	\$ 93,080.79