

**Bella Vista Homes Homeowners Association**

Balance Sheet  
As of 12/31/17

		ASSETS	
OPERATING FUNDS			
Operating Funds	\$	36,428.84	
Working Capitalization		4,637.85	
Total Operating Funds	\$	41,066.69	
RESERVE FUNDS			
Money Market - Alliance Bank	\$	22,967.69	
Total Reserve Funds	\$	22,967.69	
CURRENT ASSETS			
Accounts Receivable	\$	32,426.34	
Total Current Assets	\$	32,426.34	
TOTAL ASSETS			\$ 96,460.72
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		LIABILITIES AND EQUITY	
CURRENT LIABILITIES:			
Accounts Payable	\$	35,311.56	
Pre-Paid Dues		1,532.95	
Refundable ARC Deposit		19,500.00	
Total Current Liabilities	\$	56,344.51	
RESERVES:			
Reserve Income	\$	41,166.05	
Current Year Res Expenditures		(18,240.00)	
Current Year Interest		41.64	
Total Reserves	\$	22,967.69	
EQUITY:			
Retained Earnings	\$	21,574.60	
Current Year Net Income/(Loss)		(4,426.08)	
Total Equity	\$	17,148.52	
TOTAL LIABILITIES & EQUITY			\$ 96,460.72
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# Bella Vista Homes Homeowners Association

## Income/Expense Statement Period: 12/01/17 to 12/31/17

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>							
Assessment	7,597.00	7,597.47	(.47)	91,164.30	91,169.86	(5.56)	91,169.86
Working Fund Income	.00	.00	.00	1,200.00	.00	1,200.00	.00
ARC Fee	750.00	.00	750.00	4,500.00	.00	4,500.00	.00
Finance Charges	1.40	.00	1.40	1.52	.00	1.52	.00
Savings Interest Income	3.75	.00	3.75	32.49	.00	32.49	.00
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Subtotal Income	8,352.15	7,597.47	754.68	96,898.31	91,169.86	5,728.45	91,169.86
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<b>EXPENSES</b>							
<b>Administrative</b>							
Bank Service Charges	5.75	8.37	2.62	71.50	100.00	28.50	100.00
Insurance	.00	175.00	175.00	1,933.00	2,100.00	167.00	2,100.00
Operating Contingency	.00	83.37	83.37	125.00	1,000.00	875.00	1,000.00
Postage	27.00	8.37	(18.63)	127.70	100.00	(27.70)	100.00
Taxes	.00	4.13	4.13	50.00	50.00	.00	50.00
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Administrative	32.75	279.24	246.49	2,307.20	3,350.00	1,042.80	3,350.00
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<b>Grounds</b>							
Fountain Maintenance	.00	250.00	250.00	1,473.00	3,000.00	1,527.00	3,000.00
Grounds Maintenance	.00	83.37	83.37	1,257.10	1,000.00	(257.10)	1,000.00
Landscape Contract	6,000.00	3,000.00	(3,000.00)	39,000.00	36,000.00	(3,000.00)	36,000.00
Landscape Contingency	.00	355.00	355.00	6,030.87	4,260.00	(1,770.87)	4,260.00
Landscape - Ag Buffer	.00	291.63	291.63	3,000.00	3,500.00	500.00	3,500.00
Landscape - Special Projects	.00	166.63	166.63	4,052.00	2,000.00	(2,052.00)	2,000.00
Utilities	941.35	1,368.75	427.40	12,764.72	16,425.00	3,660.28	16,425.00
Vandalism	.00	16.63	16.63	850.50	200.00	(650.50)	200.00
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Grounds	6,941.35	5,532.01	(1,409.34)	68,428.19	66,385.00	(2,043.19)	66,385.00
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<b>Professional</b>							
Accountant - Tax Prep	.00	231.25	231.25	2,775.00	2,775.00	.00	2,775.00
ARC Fee Disbursement	1,500.00	.00	(1,500.00)	4,500.00	.00	(4,500.00)	.00
Legal Services	.00	16.63	16.63	.00	200.00	200.00	200.00
Community Management Services	665.00	552.50	(112.50)	6,630.00	6,630.00	.00	6,630.00
Reserve Study Update	.00	95.37	95.37	1,144.00	1,144.00	.00	1,144.00
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Professional	2,165.00	895.75	(1,269.25)	15,049.00	10,749.00	(4,300.00)	10,749.00

# Bella Vista Homes Homeowners Association

Income/Expense Statement  
 Period: 12/01/17 to 12/31/17

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Reserves							
Reserve Allocation	1,295.00	1,295.00	.00	15,540.00	15,540.00	.00	15,540.00
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Reserves	1,295.00	1,295.00	.00	15,540.00	15,540.00	.00	15,540.00
<b>TOTAL EXPENSES</b>	<b>10,434.10</b>	<b>8,002.00</b>	<b>(2,432.10)</b>	<b>101,324.39</b>	<b>96,024.00</b>	<b>(5,300.39)</b>	<b>96,024.00</b>
Current Year Net Income/(loss)	(2,081.95)	(404.53)	(1,677.42)	(4,426.08)	(4,854.14)	428.06	(4,854.14)
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