

Bella Vista Homes Homeowners Association

Balance Sheet
As of 12/31/18

		ASSETS	
OPERATING FUNDS			
Operating Funds	\$	23,067.19	
Working Capitalization		5,063.30	
Alliance - ARC Deposits		55,250.00	
Total Operating Funds	\$	<u>83,380.49</u>	
RESERVE FUNDS			
Money Market - Alliance Bank	\$	31,464.11	
Total Reserve Funds	\$	<u>31,464.11</u>	
CURRENT ASSETS			
Accounts Receivable	\$	33,800.11	
Total Current Assets	\$	<u>33,800.11</u>	
TOTAL ASSETS			\$ 148,644.71 =====

LIABILITIES AND EQUITY

CURRENT LIABILITIES:			
Accounts Payable	\$	35,065.47	
Pre-Paid Dues		1,065.00	
Refundable ARC Deposit		55,250.00	
Total Current Liabilities	\$	<u>91,380.47</u>	
RESERVES:			
Reserve Income	\$	39,801.01	
Current Year Res Expenditures		(8,470.64)	
Current Year Interest		133.74	
Total Reserves	\$	<u>31,464.11</u>	
EQUITY:			
Retained Earnings	\$	17,148.52	
Current Year Net Income/(Loss)		8,651.61	
Total Equity	\$	<u>25,800.13</u>	
TOTAL LIABILITIES & EQUITY			\$ 148,644.71 =====

Bella Vista Homes Homeowners Association

Income/Expense Statement
Period: 12/01/18 to 12/31/18

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
Assessment	7,597.00	7,597.47	(.47)	91,165.00	91,169.86	(4.86)	91,169.86
Working Fund Income	.00	.00	.00	400.00	.00	400.00	.00
ARC Fee	.00	.00	.00	10,375.00	.00	10,375.00	.00
Finance Charges	.00	.00	.00	41.24	.00	41.24	.00
Collection Fees	.00	.00	.00	226.34	.00	226.34	.00
Other Income	.00	.00	.00	680.00	.00	680.00	.00
Savings Interest Income	4.72	.00	4.72	48.93	.00	48.93	.00
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Subtotal Income	7,601.72	7,597.47	4.25	102,936.51	91,169.86	11,766.65	91,169.86
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EXPENSES							
Administrative							
Bank Service Charges	6.75	8.37	1.62	96.75	100.00	3.25	100.00
Board Meeting Expenses	.00	16.63	16.63	.00	200.00	200.00	200.00
Insurance	.00	166.63	166.63	1,933.00	2,000.00	67.00	2,000.00
Operating Contingency	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
Postage	19.27	8.37	(10.90)	230.07	100.00	(130.07)	100.00
Taxes	.00	4.13	4.13	50.00	50.00	.00	50.00
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Administrative	26.02	287.50	261.48	2,309.82	3,450.00	1,140.18	3,450.00
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Grounds							
Fountain Maintenance	.00	250.00	250.00	105.00	3,000.00	2,895.00	3,000.00
Grounds Maintenance	.00	83.37	83.37	593.07	1,000.00	406.93	1,000.00
Landscape Contract	3,000.00	3,040.00	40.00	36,000.00	36,480.00	480.00	36,480.00
Landscape Contingency	500.00	450.00	(50.00)	7,554.35	5,400.00	(2,154.35)	5,400.00
Landscape - Ag Buffer	.00	291.63	291.63	280.00	3,500.00	3,220.00	3,500.00
Landscape - Special Projects	.00	110.00	110.00	420.00	1,320.00	900.00	1,320.00
Utilities	209.32	1,250.00	1,040.68	9,300.70	15,000.00	5,699.30	15,000.00
Vandalism	.00	16.63	16.63	.00	200.00	200.00	200.00
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Grounds	3,709.32	5,491.63	1,782.31	54,253.12	65,900.00	11,646.88	65,900.00
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Professional							
Accountant - Tax Prep	.00	231.25	231.25	2,775.00	2,775.00	.00	2,775.00
ARC Fee Disbursement	.00	.00	.00	10,000.00	.00	(10,000.00)	.00
Legal Services	.00	16.63	16.63	369.00	200.00	(169.00)	200.00
Community Management Services	600.00	637.50	37.50	7,350.00	7,650.00	300.00	7,650.00
Reserve Study Update	.00	95.37	95.37	1,144.00	1,144.00	.00	1,144.00
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Income/Expense Statement
 Period: 12/01/18 to 12/31/18

Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
		Budget	Variance		Budget	Variance	
Professional	600.00	980.75	380.75	21,638.00	11,769.00	(9,869.00)	11,769.00
Reserves							
Reserve Allocation	1,340.33	1,340.37	.04	16,083.96	16,084.00	.04	16,084.00
Reserves	1,340.33	1,340.37	.04	16,083.96	16,084.00	.04	16,084.00
TOTAL EXPENSES	5,675.67	8,100.25	2,424.58	94,284.90	97,203.00	2,918.10	97,203.00
Current Year Net Income/(loss)	1,926.05	(502.78)	2,428.83	8,651.61	(6,033.14)	14,684.75	(6,033.14)