

## Balance Sheet

Properties: Bella Vista - Various Medford, OR 97504

As of: 06/30/2020

Accounting Basis: Accrual

GL Account Map: Bella Vista

Level of Detail: Detail View

Account Number	Account Name	Balance
<b>ASSETS</b>		
<b>Cash</b>		
<b>OPERATING FUNDS</b>		
1010	Alliance Operating	26,084.76
1020	Working Fund	7,899.38
<b>Total OPERATING FUNDS</b>		<b>33,984.14</b>
<b>RESERVE FUNDS</b>		
1110	Alliance Reserve Money Market	53,266.86
<b>Total RESERVE FUNDS</b>		<b>53,266.86</b>
<b>REFUNDABLE DEPOSITS</b>		
1210	Alliance ARC Deposits	43,250.00
<b>Total REFUNDABLE DEPOSITS</b>		<b>43,250.00</b>
<b>Total Cash</b>		<b>130,501.00</b>
<b>CURRENT ASSETS</b>		
1310	Accounts Receivable	29,952.00
<b>Total CURRENT ASSETS</b>		<b>29,952.00</b>
<b>TOTAL ASSETS</b>		<b>160,453.00</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>LIABILITIES</b>		
2010	Refundable ARC Deposit	43,250.00
2300	Prepayments	2,348.28
2500	Accounts Payable	33,979.60
<b>Total LIABILITIES</b>		<b>79,577.88</b>
<b>Total Liabilities</b>		<b>79,577.88</b>
<b>Capital</b>		
<b>EQUITY</b>		
<b>RESERVE FUNDS</b>		
5105	Common Retained Reserves	55,920.69
5110	Common Reserve Expenses	-2,724.51
5190	Current Year Reserve Interest	70.68
<b>Total RESERVE FUNDS</b>		<b>53,266.86</b>
<b>Total EQUITY</b>		<b>53,266.86</b>
Calculated Retained Earnings		6,867.75
Calculated Prior Years Retained Earnings		20,740.51
<b>Total Capital</b>		<b>80,875.12</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>160,453.00</b>

# Income/Expense Report

Properties: Bella Vista - Various Medford, OR 97504

As of: Jun 2020

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Bella Vista

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>								
6100	Assessments	6,519.00	8,505.99	-1,986.99	38,856.50	51,035.94	-12,179.44	102,071.88
6101	Deferred Assessments	1,987.50	0.00	1,987.50	12,243.00	0.00	12,243.00	0.00
6145	Collection Fees	0.00	0.00	0.00	90.00	0.00	90.00	0.00
6170	Working Fund Income	400.00	0.00	400.00	1,800.00	0.00	1,800.00	0.00
6305	Finance Charges	22.09	0.00	22.09	97.44	0.00	97.44	0.00
6500	Savings Interest Income	1.64	0.00	1.64	15.12	0.00	15.12	0.00
<b>Total Operating Income</b>		<b>8,930.23</b>	<b>8,505.99</b>	<b>424.24</b>	<b>53,102.06</b>	<b>51,035.94</b>	<b>2,066.12</b>	<b>102,071.88</b>
<b>Expense</b>								
<b>7100</b>	<b>ADMIN/COMMUNITY EXPENSES</b>							
7110	Bank Services Charges	7.00	8.33	1.33	33.50	50.02	16.52	100.00
7120	Board Operations/Meetings	0.00	18.33	18.33	0.00	110.02	110.02	220.00
7130	Insurance	166.07	162.50	-3.57	664.44	975.00	310.56	1,950.00
7140	Operating Contingency	0.00	83.33	83.33	0.00	500.02	500.02	1,000.00
7150	Postage	0.00	16.67	16.67	58.20	100.02	41.82	200.00
7160	Taxes	50.00	4.17	-45.83	50.00	25.02	-24.98	50.00
7190	Uncollectible Dues	0.00	0.00	0.00	7.00	0.00	-7.00	0.00
<b>Total ADMIN/COMMUNITY EXPENSES</b>		<b>223.07</b>	<b>293.33</b>	<b>70.26</b>	<b>813.14</b>	<b>1,760.10</b>	<b>946.96</b>	<b>3,520.00</b>
<b>7300</b>	<b>GROUNDS EXPENSES</b>							
7317	Fountain Maintenance	0.00	166.67	166.67	470.00	1,000.02	530.02	2,000.00
7320	Grounds Maint. Expenses	0.00	75.00	75.00	0.00	450.00	450.00	900.00
7340	Common Landscape Contract	3,150.00	3,150.00	0.00	18,900.00	18,900.00	0.00	37,800.00
7350	Landscape Contingency	158.40	541.67	383.27	6,793.46	3,250.02	-3,543.44	6,500.00
7356	Landscape - Ag Buffer	0.00	291.67	291.67	0.00	1,750.02	1,750.02	3,500.00
7380	Common Utilities	2,020.37	1,533.33	-487.04	3,421.01	9,200.02	5,779.01	18,400.00

## Income/Expense Report

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7390	Vandalism	0.00	16.67	16.67	0.00	100.02	100.02	200.00
	<b>Total GROUNDS EXPENSES</b>	<b>5,328.77</b>	<b>5,775.01</b>	<b>446.24</b>	<b>29,584.47</b>	<b>34,650.10</b>	<b>5,065.63</b>	<b>69,300.00</b>
<b>7500</b>	<b>PROFESSIONAL EXPENSES</b>							
7510	Accountant- Tax Prep/ Review	0.00	231.25	231.25	2,775.00	1,387.50	-1,387.50	2,775.00
7530	Legal Services	0.00	16.67	16.67	106.00	100.02	-5.98	200.00
7540	Management Fees	1,000.00	1,000.00	0.00	6,000.00	6,000.00	0.00	12,000.00
7550	Reserve Study Update	0.00	112.50	112.50	0.00	675.00	675.00	1,350.00
	<b>Total PROFESSIONAL EXPENSES</b>	<b>1,000.00</b>	<b>1,360.42</b>	<b>360.42</b>	<b>8,881.00</b>	<b>8,162.52</b>	<b>-718.48</b>	<b>16,325.00</b>
9010	Common Reserve Allocation	318.96	1,422.00	1,103.04	6,955.70	8,532.00	1,576.30	17,064.00
	<b>Total Operating Expense</b>	<b>6,870.80</b>	<b>8,850.76</b>	<b>1,979.96</b>	<b>46,234.31</b>	<b>53,104.72</b>	<b>6,870.41</b>	<b>106,209.00</b>
	Total Operating Income	8,930.23	8,505.99	424.24	53,102.06	51,035.94	2,066.12	102,071.88
	Total Operating Expense	6,870.80	8,850.76	1,979.96	46,234.31	53,104.72	6,870.41	106,209.00
	<b>NOI - Net Operating Income</b>	<b>2,059.43</b>	<b>-344.77</b>	<b>2,404.20</b>	<b>6,867.75</b>	<b>-2,068.78</b>	<b>8,936.53</b>	<b>-4,137.12</b>
	Total Income	8,930.23	8,505.99	424.24	53,102.06	51,035.94	2,066.12	102,071.88
	Total Expense	6,870.80	8,850.76	1,979.96	46,234.31	53,104.72	6,870.41	106,209.00
	<b>Net Income</b>	<b>2,059.43</b>	<b>-344.77</b>	<b>2,404.20</b>	<b>6,867.75</b>	<b>-2,068.78</b>	<b>8,936.53</b>	<b>-4,137.12</b>