



Community Management, Inc.

Our Ref: BOD/20/MRHOA #205

TO: BOARD OF DIRECTORS
MILLRIDGE HOMEOWNERS ASSOCIATION

FROM: LISA CAMPBELL, COMMUNITY MANAGER
COMMUNITY MANAGEMENT, INC., AAMC

SUBJECT: FINANCIAL STATEMENT

DATE: February 24, 2015

You will find enclosed the financial statement for the period ending:

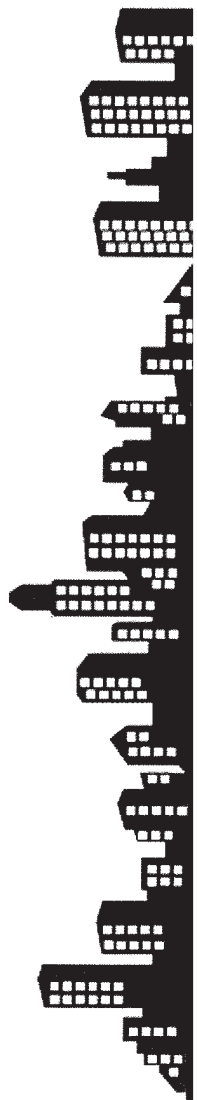
1/31/15	<input checked="" type="checkbox"/>	7/31/15	<input type="checkbox"/>
2/28/15	<input type="checkbox"/>	8/31/15	<input type="checkbox"/>
3/31/15	<input type="checkbox"/>	9/30/15	<input type="checkbox"/>
4/30/15	<input type="checkbox"/>	10/31/15	<input type="checkbox"/>
5/31/15	<input type="checkbox"/>	11/30/15	<input type="checkbox"/>
6/30/15	<input type="checkbox"/>	12/31/15	<input type="checkbox"/>

Mailed Hand delivered on Emailed to Board

Community Manager's Notes on Financial Statement:

In January 2015, the Association was **approximately 41.4% over** budget. YTD ended at an overall **41.4% over** budget.

6150/6195 Sewer and Water - ran high this month. Keep in mind that it is billed every other month but it still is running higher than budget.





Community Management, Inc.

6540 Gutter/Downspout – ran high due to seasonal cleaning. Also drain clearing was performed by Mike Patterson Plumbing - \$450.

6690 Property Maintenance - ran high due to seasonal sump pump inspection expenses and asphalt repairs.

6735 Roof Repairs – ran slightly higher due to leak repair.

7225 Insurance – Running higher than budget. CMI provided the 2013 quote for insurance at renewal (\$18,000 per year), but the 2014/2015 policy is actually written for \$ 24,444. Also, under the GL detail it refers to CAU and will be changed to American Family for February FS. Board will need to discuss options for budgeting the additional cost.

There is \$6375.58 in the operating bank account (like a checking account) as of 1/31/15 due to \$13,531.57 in prepaid HOA fees.

AR is running at \$5867.27 (up from last month - \$5608.26). The HOA's collection attorneys are working hard to collect from delinquent owners. At a point the account is deemed uncollectable, the attorney will advise the Board and the amount would then be written off to uncollectable fees.

Operating Contingency - \$65,702.60 in the account. Funds are available for seasonally high or unexpected operating costs and/or projects deemed necessary by the Board.

Replacement Reserves - \$62,521.74 in the account. This is to be used for replacement of common area components using the Reserve Study as a guide.

Question regarding accruals on Reserve Income & Expense report:

The projects listed on the report come directly from the Reserve Study of the HOA. These are projections and may or may not be done depending on board decision. For simplicity the amounts were entered as a total amount and do not accrue monthly under the "current" column. If a project is done it will show the amount paid on "current" side for the month and show totals on YTD side.

Keep in mind that this can be changed if the board has a preference at the next budget year.

ACCOUNT DEFINITIONS

Balance Sheet

1000 Cash In Bank: This account represents the balance in HOA's checking account.

1140 Accounts Receivable: Fees owed to the Association. See AR report for details.

1265 Prepaid Insurance: This is the amount you have pre-paid for your annual premium.

1790 Operating Contingency: Operating funds available for seasonally high or unexpected operating costs.

1908 Replacement Reserve: Amounts in your reserve account for the repair and replacement of common elements.





Community Management, Inc.

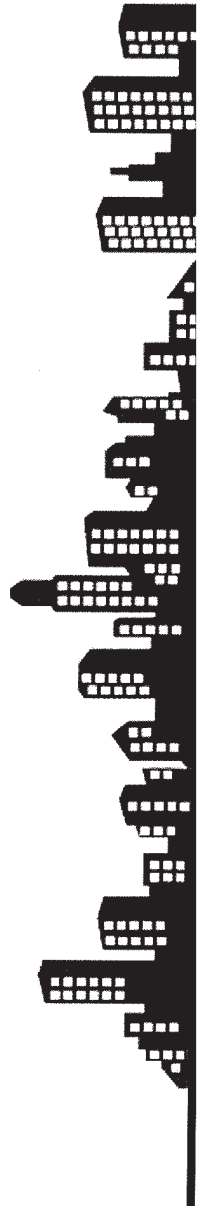
2100 Accounts Payable: Expenses received for the month of the statement which were unpaid at end of month (paid in the following month).

2101 Accrued Accounts Payable: Money for invoices that we are accruing for regular contract expenses that we have not yet received in the current month.

2140 Prepaid A/R: HOA fees paid in advance.

3100 Designated Replacement Fund: The top number is the amount in your replacement reserves as of 12/31/14. The bottom number represents the amount added to your reserve account in 2015.

3145 Undesignated Operating Fund: The top figure is the net carry forward (from HOA inception) excess of revenue over expenses as of 12/31/14. The bottom number represents the total expenses over revenue (loss) during the current fiscal year. *Note that profit is off-set by Accounts Receivable.*



Millridge HOA

Balance Sheet For The Period Ended January 31, 2015

ASSETS

Current Assets

1000	Cash In Bank - Checking	\$	6,375.58
1140	Accounts Receivable		5,867.27
1142	Doubtful Accounts Receivable		(260.77)
1265	Prepaid Insurance		6,817.55
TOTAL CURRENT ASSETS			\$ <u>18,799.63</u>

DESIGNATED CAPITAL AND UNDESIGNATED OPERATING FUNDS

1790	Operating Contingency	\$	65,702.60
1908	Replacement Reserve		62,521.74
TOTAL FUNDS			\$ <u>128,224.34</u>

FIXED (LONG TERM) ASSETS

TOTAL FIXED (LONG TERM) ASSETS			\$ <u>.00</u>
TOTAL ASSETS			<u>\$ 147,023.97</u>

APPROVED LC

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Millridge HOA

Balance Sheet For The Period Ended January 31, 2015

LIABILITIES & EQUITY

CURRENT LIABILITIES

2100	Accounts Payable	\$	3,206.51
2101	Accrued Accounts Payable		5,935.00
2140	Prepaid A/R		13,531.57

TOTAL CURRENT LIABILITIES \$ 22,673.08

LONG TERM LIABILITIES

TOTAL LONG TERM LIABILITIES \$.00

TOTAL LIABILITIES \$ 22,673.08

MEMBERS' EQUITY

3100	Designated Replacement Fund	\$	61,580.16
	Current Year Addition		<u>941.58</u>
	TOTAL RESERVES (DESIGNATED)	\$	<u>62,521.74</u>

3145	Undesignated Operating Fund	\$	69,176.55
	Current Year Addition		<u>(7,347.40)</u>
	TOTAL OPERATING (UNDESIGNATED)	\$	<u>61,829.15</u>

TOTAL MEMBERS' EQUITY \$ 124,350.89

TOTAL LIABILITIES AND EQUITY \$ 147,023.97

Millridge HOA

For the month ended January 31, 2015

Current Actual \$	Current Budget	Current Var \$	Acct #	Account Title	YTD Actual \$	YTD Budget \$	YTD Var \$	YTD VAR %	Annual Budget \$
Millridge HOA - Op									
Income									
\$ 19328.06	\$ 19327.91	\$.15	5000	Homeowners' Fees	\$ 19328.06	\$ 19327.91	\$.15	.0 %	\$ 231934.92
751.00	751.00	.00	5002	Operating Contingency	751.00	751.00	.00	.0	9012.00
.00	46.00	46.00-	5230	Clubhouse	.00	46.00	46.00-	100.0-	552.00
3.28	2.00	1.28	5830	Interest	3.28	2.00	1.28	64.0	24.00
47.62	58.00	10.38-	5845	Late Charges	47.62	58.00	10.38-	17.9-	696.00
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\$ 20129.96	\$ 20184.91	\$ 54.95-			\$ 20129.96	\$ 20184.91	\$ 54.95-	.3- %	\$ 242218.92
Expenses									
Utilities									
\$ 280.99	\$ 415.00	\$ 134.01-	6060	Electric	\$ 280.99	\$ 415.00	\$ 134.01-	32.3- %	\$ 4980.00
1419.00	1428.00	9.00-	6090	Garbage	1419.00	1428.00	9.00-	.6-	17136.00
15.38	150.00	134.62-	6105	Gas	15.38	150.00	134.62-	89.7-	1800.00
7951.57	3935.00	4016.57	6150	Sewer	7951.57	3935.00	4016.57	102.1	47220.00
2659.23	2000.00	659.23	6195	Water	2659.23	2000.00	659.23	33.0	24000.00
.00	50.00	50.00-	6225	Plumbing Maintenance	.00	50.00	50.00-	100.0-	600.00
Facility									
3332.00	440.00	2892.00	6540	Gutter/Downspout	3332.00	440.00	2892.00	657.3	5280.00
86.09	10.00	76.09	6585	General Maint Supplies	86.09	10.00	76.09	760.9	120.00
195.00	40.00	155.00	6675	Pest Control	195.00	40.00	155.00	387.5	480.00
2587.94	1100.00	1487.94	6690	Property Maintenance	2587.94	1100.00	1487.94	135.3	13200.00
285.00	175.00	110.00	6735	Roof Repair	285.00	175.00	110.00	62.9	2100.00
General & Administrative									
609.21	284.00	325.21	7105	Office/Admin Exp - CMI	609.21	284.00	325.21	114.5	3408.00
.00	62.56	62.56-	7120	Consultants	.00	62.56	62.56-	100.0-	750.72
2431.70	1500.00	931.70	7225	Insurance	2431.70	1500.00	931.70	62.1	18000.00
325.00	325.00	.00	7255	Legal	325.00	325.00	.00	.0	3900.00
.00	50.00	50.00-	7285	Management	.00	50.00	50.00-	100.0-	600.00
1969.35	1969.35	.00	7300	Management Fee	1969.35	1969.35	.00	.0	23632.20
.00	20.00	20.00-	7330	Office/Admin Exp - HOA	.00	20.00	20.00-	100.0-	240.00
50.00	50.00	.00	7375	Website Expense	50.00	50.00	.00	.0	600.00
.00	375.00	375.00-	7465	Tax, License, Fees & Audit	.00	375.00	375.00-	100.0-	4500.00
.00	470.00	470.00-	7480	Uncollectible Fees	.00	470.00	470.00-	100.0-	5640.00
Landscaping									
.00	175.00	175.00-	7630	Sprinkler System Repair	.00	175.00	175.00-	100.0-	2100.00
3200.00	3200.00	.00	7675	Landscape Maintenance	3200.00	3200.00	.00	.0	38400.00
.00	400.00	400.00-	7690	Landscape Miscellaneous	.00	400.00	400.00-	100.0-	4800.00
Staffing									
Recreation									
.00	60.00	60.00-	8455	Clubhouse Expense	.00	60.00	60.00-	100.0-	720.00
79.90	750.00	670.10-	8530	Swimming Pool Maintenance	79.90	750.00	670.10-	89.3-	9000.00
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\$ 27477.36	\$ 19433.91	\$ 8043.45			\$ 27477.36	\$ 19433.91	\$ 8043.45	41.4 %	\$ 233206.92
Current Period Net Activity:					YTD Net Activity:				
\$ 7347.40-	\$ 751.00	\$ 8098.40-			\$ 7347.40-	\$ 751.00	\$ 8098.40-	41.7- %	\$ 9012.00

Millridge HOA

For the month ended January 31, 2015

Current Actual \$	Current Budget	Current Var \$	Acct #	Account Title	YTD Actual \$	YTD Budget \$	YTD Var \$	YTD VAR %	Annual Budget \$
Millridge HOA - Reserves									
Income									
\$ 4533.00	\$ 4533.00	\$.00	5000	Homeowners' Fees	\$ 4533.00	\$ 4533.00	\$.00	.0 %	\$ 54396.00
2.58	.00	2.58	5830	Interest	2.58	.00	2.58	.0	.00
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\$ 4535.58	\$ 4533.00	\$ 2.58			\$ 4535.58	\$ 4533.00	\$ 2.58	.1 %	\$ 54396.00
Expenses									
Utilities									
\$.00	\$ 69394.00	\$ 69394.00-	6225	Water Lines	\$.00	\$ 69394.00	\$ 69394.00-	100.0-	\$ 69394.00
Facility									
.00	10000.00	10000.00-	6435	Drainage	.00	10000.00	10000.00-	100.0-	10000.00
3594.00	.00	3594.00	6795	Sidewalks	3594.00	.00	3594.00	.0	.00
General & Administrative									
Landscaping									
Staffing									
Recreation									
.00	1050.00	1050.00-	8530	Swimming Pool Maintenance	.00	1050.00	1050.00-	100.0-	1050.00
<hr/>					<hr/>				
\$ 3594.00	\$ 80444.00	\$ 76850.00-			\$ 3594.00	\$ 80444.00	\$ 76850.00-	95.5-	\$ 80444.00
<u>Current Period Net Activity:</u>					<u>YTD Net Activity:</u>				
\$ 941.58	\$ 75911.00-	\$ 76852.58			\$ 941.58	\$ 75911.00-	\$ 76852.58	95.6	\$ 26048.00-