



Community Management, Inc.

Our Ref: BOD/20/TLC #205

**TO: BOARD OF DIRECTORS
MILLRIDGE TOWNHOMES**

**FROM: STEVE MEYER, COMMUNITY MANAGER
COMMUNITY MANAGEMENT, INC., AAMC**

SUBJECT: FINANCIAL STATEMENT

DATE: July 18, 2016

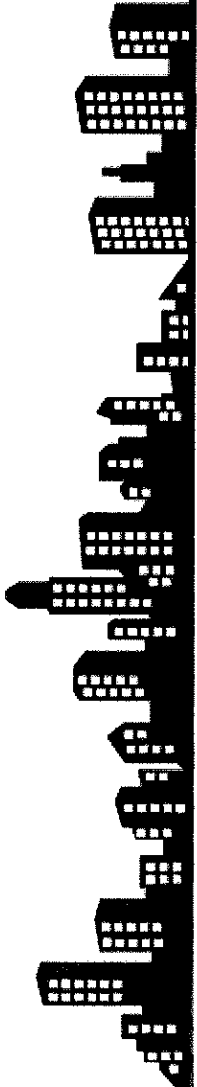
You will find enclosed the financial statement for the period ending:

1/31/16	<input type="checkbox"/>	7/31/16	<input type="checkbox"/>
2/29/16	<input type="checkbox"/>	8/31/16	<input type="checkbox"/>
3/31/16	<input type="checkbox"/>	9/30/16	<input type="checkbox"/>
4/30/16	<input type="checkbox"/>	10/31/16	<input type="checkbox"/>
5/31/16	<input type="checkbox"/>	11/30/16	<input type="checkbox"/>
6/30/16	<input checked="" type="checkbox"/>	12/31/16	<input type="checkbox"/>

Mailed Hand delivered on Emailed to Board

Community Manager's Remarks:

1. Year to date, the association has assessed \$121k in operating income which is .2% above anticipated. The association has contributed \$27k to reserves. Accounts receivable is \$5k (same as last month) of which \$507 is considered doubtful accounts receivable. The association has \$199k in total reserve assets, which includes operating contingency and replacement reserves. Year to date, the association has spent \$60k from the replacement reserve account.
2. Garbage is over budget. Plumbing repairs are over budget. All other utility expenses are below budget year to date.
3. Roof repairs are over budget year to date. All facility expenses are below budget year to date.
4. Office/admin is over budget year to date. Insurance is slightly over budget. All other



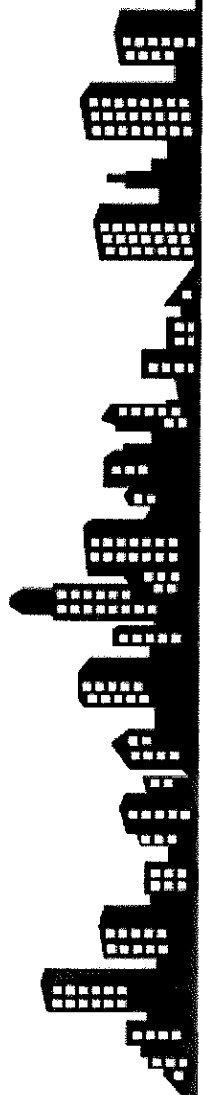


Community Management, Inc.

general and administrative expenses are below budget year to date.

5. Sprinkler system repair and landscape miscellaneous is over budget year to date. All other landscape expenses are below budget year to date.
6. Clubhouse expense is over budget. All other staffing and recreations expenses are below budget year to date.
7. Overall, year to date operating expenses are running 11.7% below budget. Year to date, total operating income exceeds total operating expense by \$14,397.

SM/p





Financial Report Table of Contents

Graphs

- Monthly Expenses
- Year-to-Date Expenses
- Year-to-Date Income vs Expenses
- Accounts Receivable
- 1130 Due from Operating

Definitions

Assets

Liabilities & Equity

Operating Income & Expense

Reserve Income & Expense

Comparative Income Statement

General Ledger

Accounts Receivable-Positive (30-60-90 Day Aged Delinquency by Owner)

Accounts Receivable-Negative (30-60-90 Day Aged Delinquency by Owner)

Accounts Payable

Bank Statements

Check Register

Bank Reconciliation

Investment Statements

Investment Recap

APPROVED

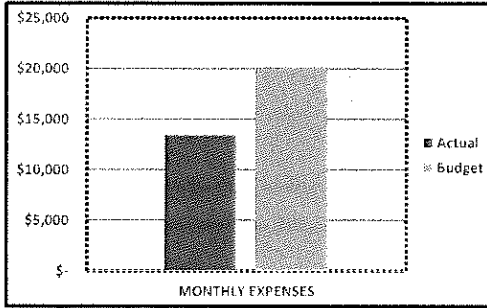
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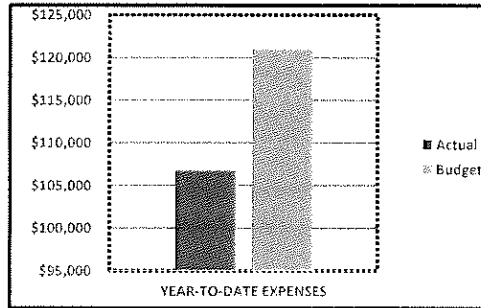
Millridge HOA

Operating Analysis
Period Ending: June 30, 2016



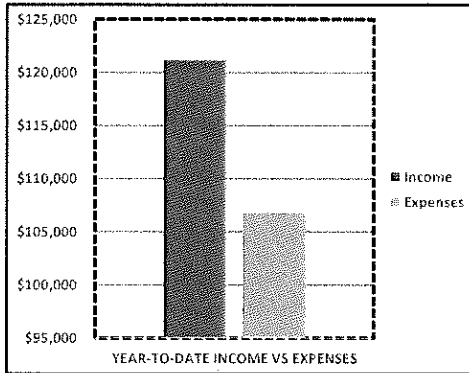
MONTHLY EXPENSES

Actual: \$ 13,449.12
Budgeted: 20,164.41
Variance: \$ (6,715.29)
% Above/(Below): 33% ↓



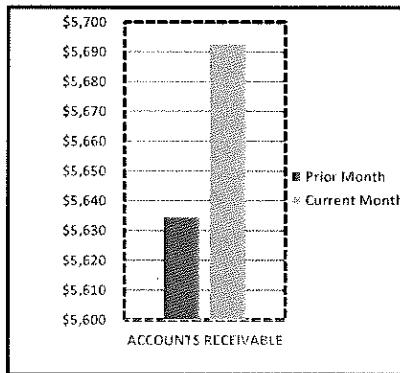
YEAR-TO-DATE EXPENSES

Actual: \$ 106,789.03
Budgeted: 120,986.46
Variance: \$ (14,197.43)
% Above/(Below): 12% ↓



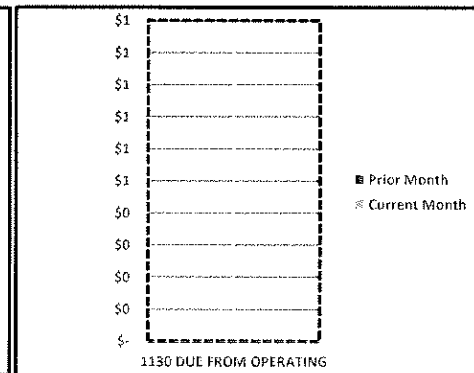
YEAR-TO-DATE INCOME VS EXPENSES

Income: \$ 121,186.35
Expenses: \$ 106,789.03
Income (Expense): \$ 14,397.32
Change 12% ↑



ACCOUNTS RECEIVABLE

Prior Month: \$ 5,634.48
Current Month \$ 5,692.59
Increase (Dec): \$ 58.11
Change 1% ↑



1130 DUE FROM OPERATING

Prior Month: \$ -
Current Month: \$ -
Increase (Dec) \$ -
Change 0% ↑



Millridge HOA
Operating Analysis
Period Ending: June 30, 2016

Definitions for Balance Sheet Accounts

1000 Cash In Bank: This account represents the balances in the Association's checking account as of the end of the financial period.

1140 Accounts Receivable: Fees owed to the Association as of the end of the financial period, usually late or delinquent assessments.

1235 Prepaid Expenses: Amounts pre-paid for expenses like fire protection, maintenance/monitoring contract, and elevator maintenance contract.

Prepaid Insurance: Amounts paid ahead of the current month in insurance premiums. Oftentimes, certain premiums are paid yearly.

1790 General Operating: Operating funds set aside for seasonal and unexpected expenses. If this account goes into a negative position, it becomes account 1130 and means you have borrowed from reserves to pay operating expense.

1908 Replacement Reserve: Amounts in your reserve account.

2100 Accounts Payable: Expenses for the month of the financial statement which were unpaid at end of previous month (paid in the following month). For example, a utility invoice received in June, but for utilities used in the month of May.

2140 Prepaid Account Receivables (A/R): Assessments paid in advance of the assessment date during the financial reporting period, even if they are paid only one day in advance.

3100 Designated Replacement: The top amount represents the amount in your Reserve Account as of the prior year end. The bottom number represents change in amounts to the Reserve Account in the current year.

3145 Undesignated Operating Fund: The top figure is the net carry-forward cumulative profit of the association as of the prior year-end. The bottom number is the amount of expenses over revenue for the current year.

Please note; there are two income and expense statements. The first one is for operating expenses and the second is for reserve expenses.

Millridge HOA

Balance Sheet For The Period Ended June 30, 2016

ASSETS

Current Assets

1000	Cash In Bank - Checking	\$	2,067.89
1140	Accounts Receivable		5,692.59
1142	Doubtful Accounts Receivable		(507.45)
1265	Prepaid Insurance		4,939.70

TOTAL CURRENT ASSETS \$ 12,192.73

DESIGNATED CAPITAL AND UNDESIGNATED OPERATING FUNDS

1790	Operating Contingency	\$	71,916.12
1908	Replacement Reserve		127,950.82

TOTAL FUNDS \$ 199,866.94

FIXED (LONG TERM) ASSETS

TOTAL FIXED (LONG TERM) ASSETS \$.00

TOTAL ASSETS \$ **212,059.67**

Millridge HOA

Balance Sheet For The Period Ended June 30, 2016

LIABILITIES & EQUITY

CURRENT LIABILITIES

2100	Accounts Payable	\$	4,297.30
2101	Accrued Accounts Payable		13,633.34
2140	Prepaid A/R		6,317.00

TOTAL CURRENT LIABILITIES \$ 24,247.64

LONG TERM LIABILITIES

TOTAL LONG TERM LIABILITIES \$.00

TOTAL LIABILITIES \$ 24,247.64

MEMBERS' EQUITY

3100	Designated Replacement Fund	\$	161,519.46
	Current Year Addition		<u>(33,568.64)</u>
	TOTAL RESERVES (DESIGNATED)	\$	127,950.82

3145	Undesignated Operating Fund	\$	45,463.89
	Current Year Addition		<u>14,397.32</u>
	TOTAL OPERATING (UNDESIGNATED)	\$	59,861.21

TOTAL MEMBERS' EQUITY \$ 187,812.03

TOTAL LIABILITIES AND EQUITY \$ 212,059.67

Millridge HOA

For the month ended June 30, 2016

Current Actual \$	Current Budget	Current Var \$	Acct #	Account Title	YTD Actual \$	YTD Budget \$	YTD Var \$	YTD VAR %	Annual Budget \$
Millridge HOA - Op									
Income									
\$ 20094.00	\$ 20079.06	\$ 14.94	5000	Homeowners' Fees	\$ 120564.00	\$ 120474.36	\$ 89.64	.1 %	\$ 240948.72
93.20	41.67	51.53	5230	Clubhouse	393.20	250.02	143.18	57.3	500.00
50.00	.00	50.00	5305	Key	50.00	.00	50.00	.0	.00
3.73	2.00	1.73	5830	Interest	24.13	12.00	12.13	101.1	24.00
15.54-	41.67	57.21-	5845	Late Charges	155.02	250.02	95.00-	38.0-	500.00
<hr/>									
\$ 20225.39	\$ 20164.40	\$ 60.99			\$ 121186.35	\$ 120986.40	\$ 199.95	.2 %	\$ 241972.72
Expenses									
Utilities									
\$ 696.83	\$ 416.67	\$ 280.16	6060	Electric	\$ 1761.41	\$ 2500.02	\$ 738.61-	29.5- %	\$ 5000.00
1419.00	1441.67	22.67-	6090	Garbage	8713.80	8650.02	63.78	.7	17300.00
539.64	187.50	352.14	6105	Gas	717.43	1125.00	407.57-	36.2-	2250.00
4225.00	4225.00	.00	6150	Sewer	24699.79	25350.00	650.21-	2.6-	50700.00
2566.67	2566.67	.00	6195	Water	10304.22	15400.02	5095.80-	33.1-	30800.00
.00	50.00	50.00-	6225	Plumbing Maintenance	587.00	300.00	287.00	95.7	600.00
Facility									
.00	583.33	583.33-	6540	Gutter/Downspout	2729.00	3499.98	770.98-	22.0-	7000.00
.00	12.50	12.50-	6585	General Maint Supplies	39.53	75.00	35.47-	47.3-	150.00
.00	62.50	62.50-	6675	Pest Control	.00	375.00	375.00-	100.0-	750.00
423.64	914.17	490.53-	6690	Property Maintenance	5460.89	5485.02	24.13-	.4-	10970.00
.00	208.33	208.33-	6735	Roof Repair	1635.00	1249.98	385.02	30.8	2500.00
General & Administrative									
762.73	250.00	512.73	7105	Office/Admin Exp - CMI	1764.80	1500.00	264.80	17.7	3000.00
.00	62.50	62.50-	7120	Consultants	.00	375.00	375.00-	100.0-	750.00
2083.78	2081.78	2.00	7225	Insurance	12502.68	12490.68	12.00	.1	24981.40
196.00	250.00	54.00-	7255	Legal	350.00	1500.00	1150.00-	76.7-	3000.00
.00	75.43	75.43-	7285	Management	.00	452.58	452.58-	100.0-	905.12
1969.35	1969.35	.00	7300	Management Fee	11816.10	11816.10	.00	.0	23632.20
10.00	35.00	25.00-	7330	Office/Admin Exp - HOA	55.00	210.00	155.00-	73.8-	420.00
50.00	50.00	.00	7375	Website Expense	300.00	300.00	.00	.0	600.00
15.00	375.00	360.00-	7465	Tax, License, Fees & Audit	595.00	2250.00	1655.00-	73.6-	4500.00
.00	416.67	416.67-	7480	Uncollectible Fees	.00	2500.02	2500.02-	100.0-	5000.00
Landscaping									
632.00	166.67	465.33	7630	Sprinkler System Repair	2814.00	1000.02	1813.98	181.4	2000.00
2727.00	2622.00	105.00	7675	Landscape Maintenance	15206.00	15732.00	526.00-	3.3-	31464.00
5999.00-	300.00	6299.00-	7690	Landscape Miscellaneous	2016.00	1800.00	216.00	12.0	3600.00
Staffing									
Recreation									
181.48	50.00	131.48	8455	Clubhouse Expense	406.48	300.00	106.48	35.5	600.00
950.00	791.67	158.33	8530	Swimming Pool Maintenance	2314.90	4750.02	2435.12-	51.3-	9500.00
<hr/>									
\$ 13449.12	\$ 20164.41	\$ 6715.29-			\$ 106789.03	\$ 120986.46	\$ 14197.43-	11.7- %	\$ 241972.72
Current Period Net Activity:					YTD Net Activity:				
\$ 6776.27	\$.01-	\$ 6776.28			\$ 14397.32	\$.06-	\$ 14397.38	11.9	\$.00

Millridge HOA

For the month ended June 30, 2016

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	\$ 27198.00	\$ 27198.00	\$.00	.0 %	\$ 54396.00
5.38	.00	5.38	5830	Interest	31.66	.00	31.66	.0	.00
<hr/>									
\$ 4538.38	\$ 4533.00	\$ 5.38			\$ 27229.66	\$ 27198.00	\$ 31.66	.1 %	\$ 54396.00
Expenses									
Utilities									
\$.00	\$.00	\$.00	6225	Water Lines	\$.00	\$ 69394.00	\$ 69394.00-	100.0-	\$ 69394.00
Facility									
.00	.00	.00	6435	Drainage	.00	10000.00	10000.00-	100.0-	10000.00
.00	.00	.00	6540	Gutter/Downspout	18852.30	.00	18852.30	.0	.00
.00	.00	.00	6660	Paving & Curbs	10550.00	.00	10550.00	.0	.00
.00	.00	.00	6795	Sidewalks	7450.00	.00	7450.00	.0	.00
General & Administrative									
Landscaping									
.00	.00	.00	7675	Landscape Maintenance	3085.00	.00	3085.00	.0	.00
15271.00	.00	15271.00	7690	Landscape Miscellaneous	16441.00	.00	16441.00	.0	.00
3020.00	.00	3020.00	7780	Tree	3020.00	.00	3020.00	.0	.00
Staffing									
Recreation									
.00	.00	.00	8460	Restoration	1400.00	.00	1400.00	.0	.00
.00	.00	.00	8530	Swimming Pool Maintenance	.00	1050.00	1050.00-	100.0-	1050.00
<hr/>									
\$ 18291.00	\$.00	\$ 18291.00			\$ 60798.30	\$ 80444.00	\$ 19645.70-	24.4-	\$ 80444.00
<hr/>									
Current Period Net Activity:					YTD Net Activity:				
\$ 13752.62-	\$ 4533.00	\$ 18285.62-			\$ 33568.64-	\$ 53246.00-	\$ 19677.36	24.5	\$ 26048.00-