



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: January 14, 2015

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

| | | | |
|---------|--------------------------|-----------------|-------------------------------------|
| 1/31/14 | <input type="checkbox"/> | 7/31/14 | <input type="checkbox"/> |
| 2/28/14 | <input type="checkbox"/> | 8/31/14 | <input type="checkbox"/> |
| 3/31/14 | <input type="checkbox"/> | 9/30/14 | <input type="checkbox"/> |
| 4/30/14 | <input type="checkbox"/> | 10/31/14 | <input type="checkbox"/> |
| 5/31/14 | <input type="checkbox"/> | 11/30/14 | <input type="checkbox"/> |
| 6/30/14 | <input type="checkbox"/> | 12/31/14 | <input checked="" type="checkbox"/> |

Mailed Hand delivered on Emailed to Board

Community Manager's Notes on Financial Statement:

In December 2015, the Association was **approximately 28% under** budget. There were a few expenses that ran over - Garbage (rate increase), Roof repairs, Insurance, and Landscape Misc. YTD ended at an overall **9.4% under** budget.

There is \$18,088.65 in the operating bank account (like a checking account) as of 12/31/14 due to \$13,663.03 in prepaid HOA fees.





Community Management, Inc.

AR is running at \$5608.26 (down from last month - \$8775.54). 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.

Replacement Reserves - \$62,280.16 in the account. This is to be used for replacement of common area components using the Reserve Study as a guide.

Operating Contingency - \$60,654.88 in the account. Funds are available for seasonally high or unexpected operating costs and/or projects deemed necessary by the Board.

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.

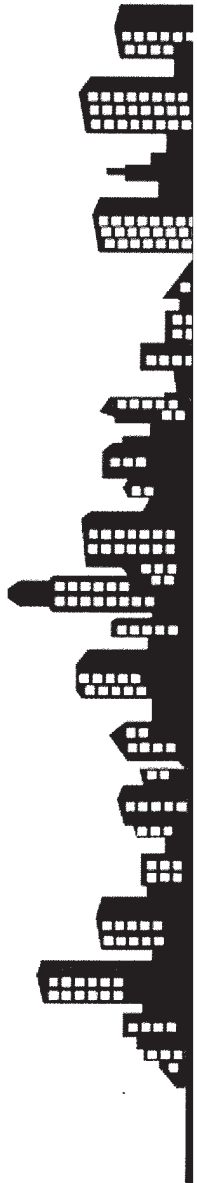
2100 Accounts Payable: Expenses received for the month of the statement which were unpaid at end of month (paid in the following month).

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 12/31/13. The bottom number represents the amount added to your reserve account in 2014.

3145 Undesignated Operating Fund: The top figure is the net carry forward (from HOA inception) excess of revenue over expenses as of 12/31/13. 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 December 31, 2014

ASSETS

Current Assets

| | | | |
|------|------------------------------|----|-----------|
| 1000 | Cash In Bank - Checking | \$ | 18,088.65 |
| 1140 | Accounts Receivable | | 5,608.26 |
| 1142 | Doubtful Accounts Receivable | | (260.77) |
| 1265 | Prepaid Insurance | | 9,249.25 |

TOTAL CURRENT ASSETS \$ 32,685.39

DESIGNATED CAPITAL AND UNDESIGNATED OPERATING FUNDS

| | | | |
|------|-----------------------|----|-----------|
| 1790 | Operating Contingency | \$ | 60,654.88 |
| 1908 | Replacement Reserve | | 62,280.16 |

TOTAL FUNDS \$ 122,935.04

FIXED (LONG TERM) ASSETS

TOTAL FIXED (LONG TERM) ASSETS \$.00

TOTAL ASSETS \$ **155,620.43**

APPROVED LC

JAN 14 2015

Millridge HOA

Balance Sheet For The Period Ended December 31, 2014

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | | | |
|------|--------------------------|----|-----------|
| 2100 | Accounts Payable | \$ | 4,974.69 |
| 2101 | Accrued Accounts Payable | | 6,226.00 |
| 2140 | Prepaid A/R | | 13,663.03 |

TOTAL CURRENT LIABILITIES \$ 24,863.72

LONG TERM LIABILITIES

TOTAL LONG TERM LIABILITIES \$ _____ .00

TOTAL LIABILITIES \$ 24,863.72

MEMBERS' EQUITY

| | | | |
|------|------------------------------------|----|--------------------|
| 3100 | Designated Replacement Fund | \$ | 91,349.57 |
| | Current Year Addition | | <u>(29,069.41)</u> |
| | TOTAL RESERVES (DESIGNATED) | \$ | 62,280.16 |

| | | | |
|------|---------------------------------------|----|------------------|
| 3145 | Undesignated Operating Fund | \$ | 36,784.65 |
| | Current Year Addition | | <u>31,691.90</u> |
| | TOTAL OPERATING (UNDESIGNATED) | \$ | 68,476.55 |

TOTAL MEMBERS' EQUITY \$ 130,756.71

TOTAL LIABILITIES AND EQUITY \$ 155,620.43

Millridge HOA

For the month ended December 31, 2014

| Current Actual \$ | Current Budget | Current Var \$ | Acct # | Account Title | YTD Actual \$ | YTD Budget \$ | YTD Var \$ | YTD VAR % | Annual Budget \$ |
|-------------------------------------|-----------------------|-----------------------|---------------|----------------------------|--------------------------|----------------------|-------------------|------------------|-------------------------|
| Millridge HOA - Op | | | | | | | | | |
| Income | | | | | | | | | |
| \$ 20009.49 | \$ 20009.49 | \$.00 | 5000 | Homeowners' Fees | \$ 240113.88 | \$ 240113.88 | \$.00 | .0 % | \$ 240113.88 |
| 751.01 | 751.01 | .00 | 5002 | Operating Contingency | 9012.12 | 9012.12 | .00 | .0 | 9012.12 |
| .00 | 46.00 | 46.00- | 5230 | Clubhouse | 450.00 | 552.00 | 102.00- | 18.5- | 552.00 |
| .00 | .00 | .00 | 5305 | Key | 18.00 | .00 | 18.00 | .0 | .00 |
| 2.84 | 1.50 | 1.34 | 5830 | Interest | 30.40 | 18.00 | 12.40 | 68.9 | 18.00 |
| 47.48 | 62.00 | 14.52- | 5845 | Late Charges | 856.24 | 744.00 | 112.24 | 15.1 | 744.00 |
| <hr/> | | | | | <hr/> | | | | |
| \$ 20810.82 | \$ 20870.00 | \$ 59.18- | | | \$ 250480.64 | \$ 250440.00 | \$ 40.64 | .0 % | \$ 250440.00 |
| Expenses | | | | | | | | | |
| Utilities | | | | | | | | | |
| \$ 276.71 | \$ 415.00 | \$ 138.29- | 6060 | Electric | \$ 4442.80 | \$ 4980.00 | \$ 537.20- | 10.8- | \$ 4980.00 |
| 1419.00 | 1250.00 | 169.00 | 6090 | Garbage | 16375.74 | 15000.00 | 1375.74 | 9.2 | 15000.00 |
| 15.50 | 210.00 | 194.50- | 6105 | Gas | 1967.42 | 2520.00 | 552.58- | 21.9- | 2520.00 |
| .00 | 3935.00 | 3935.00- | 6150 | Sewer | 42309.67 | 47220.00 | 4910.33- | 10.4- | 47220.00 |
| .00 | 2000.00 | 2000.00- | 6195 | Water | 22121.35 | 24000.00 | 1878.65- | 7.8- | 24000.00 |
| .00 | 50.00 | 50.00- | 6225 | Plumbing Maintenance | 608.60 | 600.00 | 8.60 | 1.4 | 600.00 |
| Facility | | | | | | | | | |
| .00 | 225.00 | 225.00- | 6540 | Gutter/Downspout | 4579.50 | 2700.00 | 1879.50 | 69.6 | 2700.00 |
| .00 | .00 | .00 | 6584 | Janitorial Labor | 60.00 | .00 | 60.00 | .0 | .00 |
| .00 | 10.00 | 10.00- | 6585 | General Maint Supplies | 314.04 | 120.00 | 194.04 | 161.7 | 120.00 |
| .00 | 60.00 | 60.00- | 6675 | Pest Control | 250.00 | 720.00 | 470.00- | 65.3- | 720.00 |
| .00 | 1300.00 | 1300.00- | 6690 | Property Maintenance | 4173.41 | 15600.00 | 11426.59- | 73.2- | 15600.00 |
| 3485.00 | 175.00 | 3310.00 | 6735 | Roof Repair | 4030.00 | 2100.00 | 1930.00 | 91.9 | 2100.00 |
| General & Administrative | | | | | | | | | |
| 195.77 | 226.00 | 30.23- | 7105 | Office/Admin Exp - CMI | 2476.84 | 2712.00 | 235.16- | 8.7- | 2712.00 |
| .00 | 62.50 | 62.50- | 7120 | Consultants | 750.00 | 750.00 | .00 | .0 | 750.00 |
| 2431.70 | 2308.34 | 123.36 | 7225 | Insurance | 28425.94 | 27700.08 | 725.86 | 2.6 | 27700.08 |
| .00 | 295.00 | 295.00- | 7255 | Legal | 2868.86 | 3540.00 | 671.14- | 19.0- | 3540.00 |
| .00 | 50.00 | 50.00- | 7285 | Management | 356.25 | 600.00 | 243.75- | 40.6- | 600.00 |
| 1925.15 | 1925.15 | .00 | 7300 | Management Fee | 23101.80 | 23101.80 | .00 | .0 | 23101.80 |
| .00 | 50.00 | 50.00- | 7330 | Office/Admin Exp - HOA | 655.70 | 600.00 | 55.70 | 9.3 | 600.00 |
| 50.00 | 50.00 | .00 | 7375 | Website Expense | 600.00 | 600.00 | .00 | .0 | 600.00 |
| 31.00 | 375.00 | 344.00- | 7465 | Tax, License, Fees & Audit | 2713.00 | 4500.00 | 1787.00- | 39.7- | 4500.00 |
| .00 | 482.00 | 482.00- | 7480 | Uncollectible Fees | .00 | 5784.00 | 5784.00- | 100.0- | 5784.00 |
| Landscaping | | | | | | | | | |
| .00 | 115.00 | 115.00- | 7630 | Sprinkler System Repair | 2671.27 | 1380.00 | 1291.27 | 93.6 | 1380.00 |
| 3200.00 | 3200.00 | .00 | 7675 | Landscape Maintenance | 38400.00 | 38400.00 | .00 | .0 | 38400.00 |
| 955.00 | 500.00 | 455.00 | 7690 | Landscape Miscellaneous | 6568.75 | 6000.00 | 568.75 | 9.5 | 6000.00 |
| Staffing | | | | | | | | | |
| Recreation | | | | | | | | | |
| 100.00- | 100.00 | 200.00- | 8455 | Clubhouse Expense | 553.80 | 1200.00 | 646.20- | 53.9- | 1200.00 |
| 557.70 | 750.00 | 192.30- | 8530 | Swimming Pool Maintenance | 7414.00 | 9000.00 | 1586.00- | 17.6- | 9000.00 |
| <hr/> | | | | | <hr/> | | | | |
| \$ 14442.53 | \$ 20118.99 | \$ 5676.46- | | | \$ 218788.74 | \$ 241427.88 | \$ 22639.14- | 9.4- | \$ 241427.88 |
| Current Period Net Activity: | | | | | YTD Net Activity: | | | | |
| \$ 6368.29 | \$ 751.01 | \$ 5617.28 | | | \$ 31691.90 | \$ 9012.12 | \$ 22679.78 | 9.4 | \$ 9012.12 |

Millridge HOA

For the month ended December 31, 2014

| Current Actual \$ | Current Budget | Current Var \$ | Acct # | Account Title | YTD Actual \$ | YTD Budget \$ | YTD Var \$ | YTD VAR % | Annual Budget \$ |
|-------------------------------------|-----------------------|-----------------------|---------------|---------------------------|--------------------------|----------------------|-------------------|------------------|-------------------------|
| Millridge HOA - Reserves | | | | | | | | | |
| Income | | | | | | | | | |
| \$ 3440.00 | \$ 3440.00 | \$.00 | 5000 | Homeowners' Fees | \$ 41280.00 | \$ 41280.00 | \$.00 | .0 % | \$ 41280.00 |
| 2.59 | .00 | 2.59 | 5830 | Interest | 35.59 | .00 | 35.59 | .0 | .00 |
| <hr/> | | | | | | | | | |
| \$ 3442.59 | \$ 3440.00 | \$ 2.59 | | | \$ 41315.59 | \$ 41280.00 | \$ 35.59 | .1 % | \$ 41280.00 |
| Expenses | | | | | | | | | |
| Utilities | | | | | | | | | |
| \$.00 | \$.00 | \$.00 | 6225 | Water Lines | \$ 2050.00 | \$.00 | \$ 2050.00 | .0 % | .00 |
| Facility | | | | | | | | | |
| .00 | .00 | .00 | 6435 | Drainage | 6075.00 | 25000.00 | 18925.00- | 75.7- | 25000.00 |
| .00 | .00 | .00 | 6440 | Plumbing | 850.00 | .00 | 850.00 | .0 | .00 |
| .00 | .00 | .00 | 6480 | Fences | 2510.00 | 3137.00 | 627.00- | 20.0- | 3137.00 |
| .00 | .00 | .00 | 6525 | Garage/Carport | 11370.00 | .00 | 11370.00 | .0 | .00 |
| .00 | .00 | .00 | 6540 | Gutter/Downspout | .00 | 4048.00 | 4048.00- | 100.0- | 4048.00 |
| .00 | .00 | .00 | 6630 | Painting | 8335.00 | 41512.00 | 33177.00- | 79.9- | 41512.00 |
| .00 | .00 | .00 | 6660 | Paving & Curbs | .00 | 46678.00 | 46678.00- | 100.0- | 46678.00 |
| .00 | .00 | .00 | 6735 | Roof Repair | 21315.00 | 76453.00 | 55138.00- | 72.1- | 76453.00 |
| .00 | .00 | .00 | 6810 | Siding | 4230.00 | 14834.00 | 10604.00- | 71.5- | 14834.00 |
| General & Administrative | | | | | | | | | |
| Landscaping | | | | | | | | | |
| .00 | .00 | .00 | 7630 | Irrigation | .00 | 10000.00 | 10000.00- | 100.0- | 10000.00 |
| Staffing | | | | | | | | | |
| Recreation | | | | | | | | | |
| .00 | .00 | .00 | 8460 | Restoration | 13650.00 | 6406.00 | 7244.00 | 113.1 | 6406.00 |
| .00 | .00 | .00 | 8530 | Swimming Pool Maintenance | .00 | 1741.00 | 1741.00- | 100.0- | 1741.00 |
| <hr/> | | | | | | | | | |
| \$.00 | \$.00 | \$.00 | | | \$ 70385.00 | \$ 229809.00 | \$ 159424.00- | 69.4 % | \$ 229809.00 |
| Current Period Net Activity: | | | | | YTD Net Activity: | | | | |
| \$ 3442.59 | \$ 3440.00 | \$ 2.59 | | | \$ 29069.41- | \$ 188529.00- | \$ 159459.59 | 69.5 | \$ 188529.00- |