



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: October 16, 2015

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

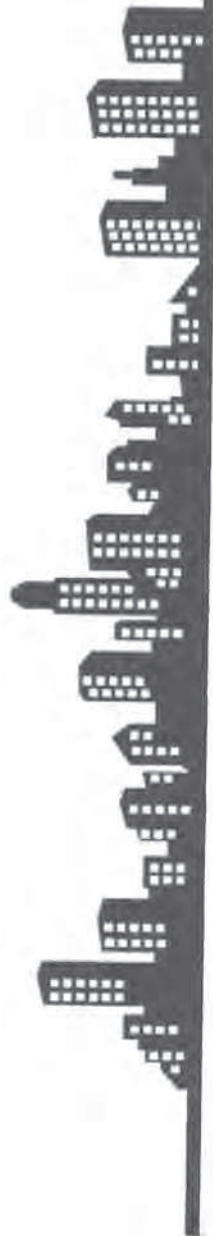
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4/30/15	<input type="checkbox"/>	10/31/15	<input type="checkbox"/>
5/31/15	<input type="checkbox"/>	11/30/15	<input type="checkbox"/>
6/30/15	<input type="checkbox"/>	12/31/15	<input type="checkbox"/>

Mailed                       Hand delivered on                       Emailed to Board

**Community Manager's Notes on Financial Statement:**

In September 2015, the Association expenses exceeded revenue by \$3288.54. YTD ended at an overall **7% under** budget.

**1141 A/R Clearing** – a temporary account containing amounts that will clear soon. Desantis Landscape was coded to Millridge and has been billed back to the correct HOA. This account will be cleared as soon as check is received. We can expect this to be cleared and reflected in the October F/S.





Community Management, Inc.

**6105 Gas** – Slightly over budget due to seasonal pool expenses.

**6150/6195 Sewer/Water** – Running high mainly due to seasonal irrigation.

**7225 Insurance** –CMI provided the 2013 quote for insurance at renewal (\$18,000 per year), but the 2014/2015 policy is actually written for \$ 24,444. Will remain over budget for 2015.

**7630 Sprinkler System Repair** – over budget mostly due to repairs of irrigation system control. Expect to remain over budget at year end.

**8530 Pool Maintenance** – over budget due to seasonal expenses.

There is \$23,649.38 in the operating bank account (like a checking account) as of 9/30/15. \$15,503.93 of this is due to prepaid HOA fees.

AR is running at \$4,673.74 (down from last month - \$7,813.55). 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.

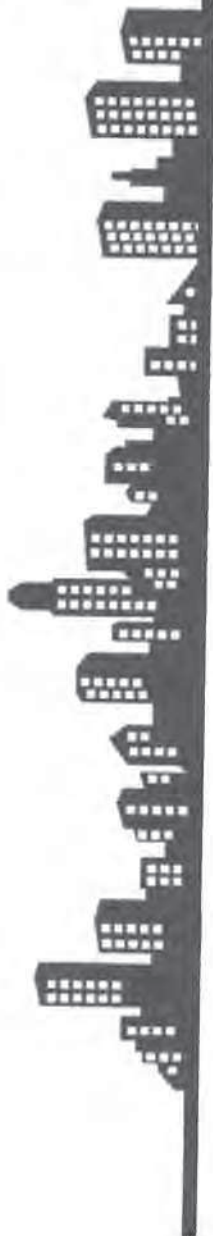
Operating Contingency - \$72,638.03 in the account. Funds are available for seasonally high or unexpected operating costs and/or projects deemed necessary by the Board.

Replacement Reserves - \$97,907.30 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.

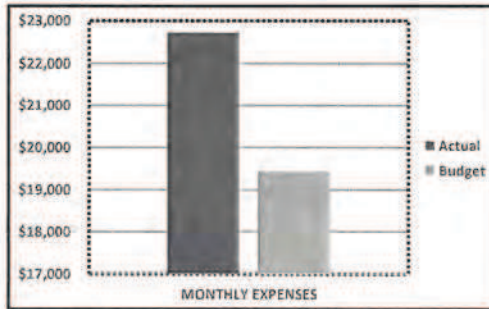
Keep in mind that this can be changed if the board has a preference at the next budget year.





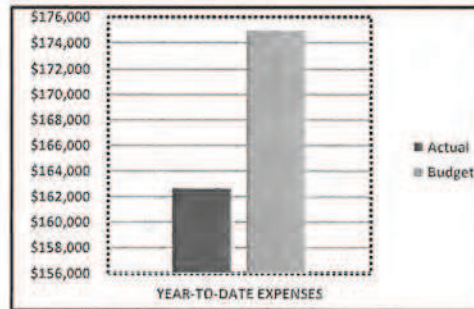
# Millridge HOA

Operating Analysis  
Period Ending: September 30, 2015



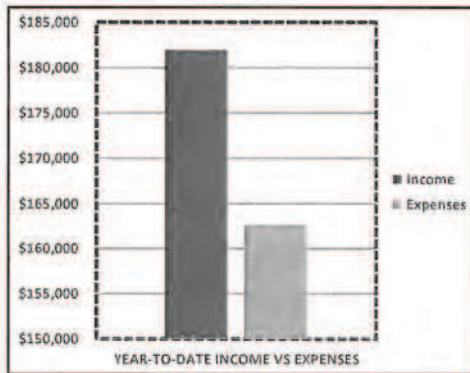
**MONTHLY EXPENSES**

Actual: \$ 22,722.45  
 Budgeted: 19,433.91  
 Variance: \$ 3,288.54  
 % Above/(Below): 17% ↑



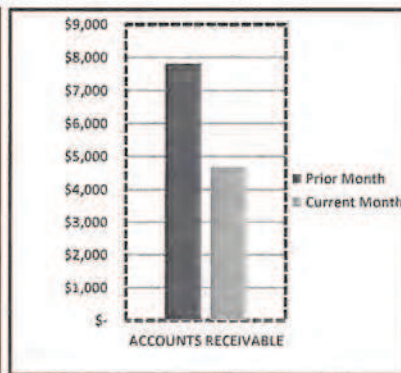
**YEAR-TO-DATE EXPENSES**

Actual: \$ 162,616.24  
 Budgeted: 174,905.19  
 Variance: \$ (12,288.95)  
 % Above/(Below): 7% ↓



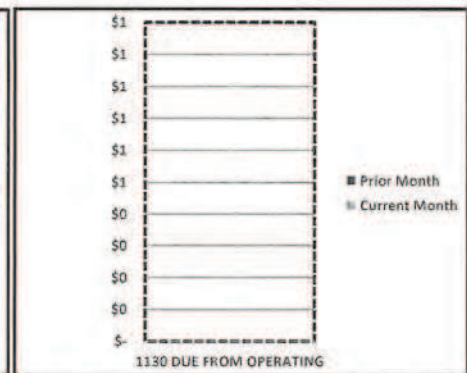
**YEAR-TO-DATE INCOME VS EXPENSES**

Income: \$ 181,942.20  
 Expenses: \$ 162,616.24  
 Income (Expense): \$ 19,325.96  
 Change 11% ↑



**ACCOUNTS RECEIVABLE**

Prior Month: \$ 7,813.55  
 Current Month \$ 4,673.74  
 Increase (Dec): \$ (3,139.81)  
 Change 40% ↓



**1130 DUE FROM OPERATING**

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





# Millridge HOA

Operating Analysis

Period Ending: September 30, 2015

## 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.

**1265 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 expenses.

**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.

*The Financial Statement was prepared by Community Management Inc.  
and is subject to review by the Association's CPA.*

Millridge HOA

Balance Sheet For The Period Ended September 30, 2015

ASSETS

Current Assets

1000	Cash In Bank - Checking	\$	23,649.38
1140	Accounts Receivable		4,673.74
1141	A/R Clearing		3,659.00
1142	Doubtful Accounts Receivable		(507.45)
1265	Prepaid Insurance		3,979.50
<b>TOTAL CURRENT ASSETS</b>			<b>\$ 35,454.17</b>

DESIGNATED CAPITAL AND UNDESIGNATED OPERATING FUNDS

1790	Operating Contingency	\$	72,638.03
1908	Replacement Reserve		97,907.30
<b>TOTAL FUNDS</b>			<b>\$ 170,545.33</b>

FIXED (LONG TERM) ASSETS

<b>TOTAL FIXED (LONG TERM) ASSETS</b>			<b>\$ .00</b>
<b>TOTAL ASSETS</b>			<b><u>\$ 205,999.50</u></b>

Millridge HOA

Balance Sheet For The Period Ended September 30, 2015

LIABILITIES & EQUITY

**CURRENT LIABILITIES**

2100	Accounts Payable	\$	4,179.94
2101	Accrued Accounts Payable		7,211.04
2140	Prepaid A/R		15,503.93

**TOTAL CURRENT LIABILITIES** \$ 26,894.91

**LONG TERM LIABILITIES**

**TOTAL LONG TERM LIABILITIES** \$ .00

**TOTAL LIABILITIES** \$ 26,894.91

**MEMBERS' EQUITY**

3100	Designated Replacement Fund	\$	57,986.16
	Current Year Addition		<u>39,921.14</u>
	<b>TOTAL RESERVES (DESIGNATED)</b>	\$	97,907.30

3145	Undesignated Operating Fund	\$	61,871.33
	Current Year Addition		<u>19,325.96</u>
	<b>TOTAL OPERATING (UNDESIGNATED)</b>	\$	81,197.29

**TOTAL MEMBERS' EQUITY** \$ 179,104.59

**TOTAL LIABILITIES AND EQUITY** \$ 205,999.50



Millridge HOA

For the month ended September 30, 2015

Current Actual \$	Current Budget	Current Var \$	Acct #	Account Title	YTD Actual \$	YTD Budget \$	YTD Var \$	YTD VAR %	Annual Budget \$
<b>Millridge HOA - Op</b>									
<b>Income</b>									
\$ 19328.06	\$ 19327.91	\$ .15	5000	Homeowners' Fees	\$ 173952.54	\$ 173951.19	\$ 1.35	.0 %	\$ 231934.92
751.00	751.00	.00	5002	Operating Contingency	6759.00	6759.00	.00	.0	9012.00
150.00	46.00	104.00	5230	Clubhouse	550.00	414.00	136.00	32.9	552.00
.00	.00	.00	5305	Key	125.00	.00	125.00	.0	.00
3.82	2.00	1.82	5830	Interest	32.27	18.00	14.27	79.3	24.00
.00	58.00	58.00	5845	Late Charges	523.39	522.00	1.39	.3	696.00
<hr/>					<hr/>				
\$ 20232.88	\$ 20184.91	\$ 47.97			\$ 181942.20	\$ 181664.19	\$ 278.01	.2 %	\$ 242218.92
<b>Expenses</b>									
<b>Utilities</b>									
\$ 466.33	\$ 415.00	\$ 51.33	6060	Electric	\$ 3176.08	\$ 3735.00	\$ 558.92	15.0 %	\$ 4980.00
1410.00	1428.00	18.00	6090	Garbage	12813.89	12852.00	38.11	.3	17136.00
166.24	150.00	16.24	6105	Gas	1685.77	1350.00	335.77	24.9	1800.00
4081.00	3935.00	146.00	6150	Sewer	35602.06	35415.00	187.06	.5	47220.00
5760.40	2000.00	3760.40	6195	Water	18967.00	18000.00	967.00	5.4	24000.00
.00	50.00	50.00	6225	Plumbing Maintenance	417.50	450.00	32.50	7.2	600.00
<b>Facility</b>									
.00	440.00	440.00	6540	Gutter/Downspout	3900.50	3960.00	59.50	1.5	5280.00
.00	10.00	10.00	6585	General Maint Supplies	.00	90.00	90.00	100.0	120.00
.00	40.00	40.00	6675	Pest Control	640.00	360.00	280.00	77.8	480.00
46.99	1100.00	1053.01	6690	Property Maintenance	2361.36	9900.00	7538.64	76.1	13200.00
.00	175.00	175.00	6735	Roof Repair	955.00	1575.00	620.00	39.4	2100.00
<b>General &amp; Administrative</b>									
92.02	284.00	191.98	7105	Office/Admin Exp - CMI	1757.85	2556.00	798.15	31.2	3408.00
.00	62.56	62.56	7120	Consultants	.00	563.04	563.04	100.0	750.72
1994.77	1500.00	494.77	7225	Insurance	17952.93	13500.00	4452.93	33.0	18000.00
.00	325.00	325.00	7255	Legal	1817.90	2925.00	1107.10	37.8	3900.00
.00	50.00	50.00	7285	Management	.00	450.00	450.00	100.0	600.00
1969.35	1969.35	.00	7300	Management Fee	17724.15	17724.15	.00	.0	23632.20
.00	20.00	20.00	7330	Office/Admin Exp - HOA	.00	180.00	180.00	100.0	240.00
50.00	50.00	.00	7375	Website Expense	450.00	450.00	.00	.0	600.00
15.00	375.00	360.00	7465	Tax, License, Fees & Audit	2803.75	3375.00	571.25	16.9	4500.00
.00	470.00	470.00	7480	Uncollectible Fees	.00	4230.00	4230.00	100.0	5640.00
<b>Landscaping</b>									
2446.00	175.00	2271.00	7630	Sprinkler System Repair	4877.00	1575.00	3302.00	209.7	2100.00
2622.00	3200.00	578.00	7675	Landscape Maintenance	24176.00	28800.00	4624.00	16.1	38400.00
.00	400.00	400.00	7690	Landscape Miscellaneous	2575.50	3600.00	1024.50	28.5	4800.00
<b>Staffing</b>									
<b>Recreation</b>									
42.85	.00	42.85	8350	Pool & Spa Maintenance	42.85	.00	42.85	.0	.00
75.00	60.00	15.00	8455	Clubhouse Expense	300.00	540.00	240.00	44.4	720.00
1484.50	750.00	734.50	8530	Swimming Pool Maintenance	7619.15	6750.00	869.15	12.9	9000.00
<hr/>					<hr/>				
\$ 22722.45	\$ 19433.91	\$ 3288.54			\$ 162616.24	\$ 174905.19	\$ 12288.95	7.0 %	\$ 233206.92
<b>Current Period Net Activity:</b>					<b>YTD Net Activity:</b>				
\$ 2489.57	\$ 751.00	\$ 3240.57			\$ 19325.96	\$ 6759.00	\$ 12566.96	7.2	\$ 9012.00

**Millridge HOA**

For the month ended September 30, 2015

Current Actual \$	Current Budget	Current Var \$	Acct #	Account Title	YTD Actual \$	YTD Budget \$	YTD Var \$	YTD VAR %	Annual Budget \$
<b>Millridge HOA - Reserves</b>									
<b>Income</b>									
\$ 4533.00	\$ 4533.00	.00	5000	Homeowners' Fees	\$ 40797.00	\$ 40797.00	.00	.0 %	54396.00
3.91	.00	3.91	5830	Interest	29.14	.00	29.14	.0	.00
\$ 4536.91	\$ 4533.00	3.91			\$ 40826.14	\$ 40797.00	29.14	.1 %	54396.00
<b>Expenses</b>									
Utilities									
\$ .00	\$ .00	.00	6225	Water Lines	\$ .00	\$ 69394.00	\$ 69394.00-	100.0- %	69394.00
Facility									
.00	.00	.00	6430	Backflow Testing	450.00	.00	450.00	.0	.00
.00	.00	.00	6435	Drainage	.00	10000.00	10000.00-	100.0-	10000.00
.00	.00	.00	6795	Sidewalks	455.00	.00	455.00	.0	.00
General & Administrative									
Landscaping									
Staffing									
Recreation									
.00	.00	.00	8530	Swimming Pool Maintenance	.00	1050.00	1050.00-	100.0-	1050.00
\$ .00	\$ .00	.00			\$ 905.00	\$ 80444.00	\$ 79539.00-	98.9- %	80444.00
<b>Current Period Net Activity:</b>					<b>YTD Net Activity:</b>				
\$ 4536.91	\$ 4533.00	3.91			\$ 39921.14	\$ 39647.00-	\$ 79568.14	99.0	\$ 26048.00-