

Valley Ranch HOA

Balance Sheet Report

2018 Fiscal Year Report

ASSETS	12/31/2018	1/1/2018	<i>Delta</i>
CASH			
Central National - Operations x4568	29,816.24	17,026.74	12,789.50
Central National - Reserves x7593	5,101.34	3,095.10	2,006.24
TOTAL CASH	<u>34,917.58</u>	<u>20,121.84</u>	14,795.74
TOTAL ASSETS	<u>34,917.58</u>	<u>20,121.84</u>	
LIABILITIES & EQUITY			
EQUITY			
Net Income	23,795.74	0.00	23,795.74
Retained Earnings	1,121.84	1,121.84	0.00
TOTAL EQUITY	<u>24,917.58</u>	<u>1,121.84</u>	23,795.74
LOANS			
J&B Holdings - Note Payable	10,000.00	19,000.00	-9,000.00
TOTAL LOANS	<u>10,000.00</u>	<u>19,000.00</u>	-9,000.00
TOTAL LIABILITY & EQUITY	<u>34,917.58</u>	<u>20,121.84</u>	

Valley Ranch HOA

Operating Income & Expense Summary

2018 Fiscal Year

	Full Year Actual	Total Budget
Income		
Assessments		
4018 - Assessments - 2018	32,415	32,000
4019 - Assessments - 2019	1,865	1,500
Assessments Total:	34,280	33,500
Other		
4210 - Entry Fees	11,200	4,800
4220 - Transfer Fees	2,000	1,600
4600 - Violation Fines	50	0
4620 - Interest	1	0
4640 - Gate Remotes	70	0
4690 - Other	100	0
4800 - Resale Certs	1,000	0
Other Total:	14,421	6,400
Income Total:	48,701	39,900
Expense		
Taxes & Insurance		
5020 - Insurance	2,662	2,700
Taxes & Insurance Total:	2,662	2,700
Utilities		
5210 - Water	477	600
5220 - Electricity	1,173	1,440
Utilities Total:	1,650	2,040
Maintenance		
5300 - Landscaping - contract	7,597	6,600
5330 - Repairs	200	0
Maintenance Total:	7,797	6,600
Gates		
5500 - Gate Maintenance	3,625	750
5510 - Telephone	1,838	2,280
5520 - Openers	370	0
Gates Total:	5,833	3,030
Administration		
7000 - Management Fee	5,510	3,960
7010 - Postage	73	150
Administration Total:	5,583	4,110
Professional Services		
7200 - Accounting & Audit	185	200
Professional Services Total:	185	200

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Operating Income & Expense Summary
2018 Fiscal Year

	Full Year Actual	Total Budget
Pass Through Expense		
5850 - Transfer Fees	1,200	0
Pass Through Expense Total:	<u>1,200</u>	<u>0</u>
Other		
8900 - Note Payable - J&B	9,000	9,000
Other Total:	<u>9,000</u>	<u>9,000</u>
Reserves		
9000 - Contributions to Reserve	2,000	0
Reserves Total:	<u>2,000</u>	<u>0</u>
Expense Total:	<u>35,911</u>	<u>27,680</u>
Grand Total:	<u>12,790</u>	<u>12,220</u>

Valley Ranch HOA

Operations Budget

2019 Fiscal Year

Income

Assessments **37,227**

4019 - Assessments - 2019 32,727

4020 - Assessments - 2020 4,500

Other **6,400**

4210 - Entry Fees 4,800

4220 - Transfer Fees 1,600

Income Total: **43,627**

Expense

Taxes & Insurance **3,000**

5020 - Insurance 3,000

Utilities **2,040**

5210 - Water 600

5220 - Electricity 1,440

Maintenance **6,600**

5300 - Landscaping - contract 6,600

Gates **2,190**

5500 - Gate Maintenance 750

5510 - Telephone 1,440

Administration **4,606**

7000 - Management Fee 4,320

7010 - Postage 286

Professional Services **200**

7200 - Accounting & Audit 200

Pass Through Expense **2,640**

5850 - Transfer Fees 2,640

Reserves **22,351**

9000 - Contributions to Reserve 22,351

Expense Total: **43,627**

Net Revenue: **0**