

University Village Homeowners Association

Balance Sheet

12/31/2016

Assets

Accounts Receivable	37,847.26
Cash Operating - First Bank	33,475.40
Reserves	
Reserve - First Bank	76,049.23
TOTAL Reserves	76,049.23
<u>Total Assets</u>	<u>147,371.89</u>

Liabilities

Accounts Receivable Over Collected	8,660.00
Special Assessment	60,480.00
<u>Total Liabilities</u>	<u>69,140.00</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	76.64
Reserves Consolidated	113,634.59
Reserve Expense - Consolidated	(37,662.00)
TOTAL Reserve Funds	76,049.23
Retained Earnings	6,159.42
Net Income	(3,976.76)
<u>Total Net Worth</u>	<u>78,231.89</u>
<u>Total Net Worth and Liabilities</u>	<u>147,371.89</u>

University Village Homeowners Association

Income and Expense Comparative Statement

From 01/01/2016 to 12/31/2016

	<u>December 2016</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Revenues							
HOA Dues	10,500	10,590	126,000	127,080	(1,080)	127,080	120,960
Fines	0	0	(75)	0	(75)	0	0
Interest Income	0	30	0	30	(30)	30	30
Late Fee	85	12	199	100	99	100	300
Total Revenues	10,585	10,632	126,124	127,210	(1,086)	127,210	121,290

Expenses

Operating Expenses

Accounting Fees	0	0	1,650	1,500	(150)	1,500	500
Administration Costs	152	125	3,812	1,500	(2,312)	1,500	1,500
Dog Waste Clean Up	215	215	2,580	2,580	0	2,580	2,580
Fence Repairs	185	38	485	500	15	500	500
General Maintenance/Repair	0	38	225	500	275	500	500
Insurance Property/Liability	0	213	2,374	2,600	226	2,600	2,600
Insurance Workmans Comp	0	28	339	325	(14)	325	325
Landscaping	(709)	413	3,731	5,000	1,269	5,000	5,000
Lawn Contract	1,345	1,351	16,050	16,234	184	16,234	16,234
Legal Expense	0	37	690	400	(290)	400	400
Legal Reimbursement	0	0	0	(400)	(400)	(400)	(400)
Management Fee	1,520	1,520	18,240	18,240	0	18,240	18,240
Miscellaneous Expense/Contingency	0	38	0	500	500	500	500
Sign Repairs	0	19	183	250	67	250	250
Snow Removal	0	1,167	17,739	7,000	(10,739)	7,000	7,000
Sprinkler Repair	0	0	2,301	1,536	(765)	1,536	1,536
Street Repair/Sweep	0	38	0	500	500	500	500
Trash Removal	1,444	1,663	17,388	20,000	2,612	20,000	20,000
Tree Maintenance	0	288	140	3,500	3,360	3,500	3,500
Water	2,933	0	21,170	22,000	830	22,000	22,000
TOTAL Operating Expenses	7,085	7,191	109,097	104,265	(4,832)	104,265	103,265

Reserve Funding

Reserve - Consolidated	1,912	1,913	21,032	22,945	1,913	22,945	18,000
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	<u>December 2016</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
TOTAL Reserve Funding	1,912	1,913	21,032	22,945	1,913	22,945	18,000
Total Expenses	8,997	9,104	130,129	127,210	(2,919)	127,210	121,265
Net Income	1,588	1,528	(4,005)	0	(4,005)	0	25