

**SMOKY RIDGE MAINTENANCE ASSOC**

Balance Sheet

As of 10/31/18

**ASSETS**

Cash Mutual of Omaha Bank OP	\$	52,840.98	
Cash Rsv-Mutual of Omaha Bank		20,944.35	
A/R - Dues		4,681.72	
A/R - Late Fees		230.00	
A/R - Legal Fees		3,971.84	
A/R - Misc Owner		1,531.01	
A/R - Admin Fees		20.00	
A/R - Owner Interest		849.67	
A/R - Allowance for Bad Debt		(1,500.00)	
Prepaid Insurance		2,229.60	
<b>TOTAL ASSETS</b>			<b>\$ 85,799.17</b>

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES:</b>			
Accounts Payable - Clearing	\$	150.00	
Prepaid Owner Assessments		1,884.67	
<b>Subtotal Current Liab.</b>			<b>\$ 2,034.67</b>
<b>RESERVES:</b>			
Reserve Fund Balance	\$	8,953.56	
<b>SUBTOTAL RESERVES</b>			<b>\$ 8,953.56</b>
<b>EQUITY:</b>			
Contributed Capital-Homeowner	\$	5,612.78	
Retained Earnings		27,702.71	
Current Year Net Income/(Loss)		41,495.45	
<b>SUBTOTAL EQUITY</b>			<b>\$ 74,810.94</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>			<b>\$ 85,799.17</b>

**SMOKY RIDGE MAINTENANCE ASSOC**

Income/Expense Statement

Period: 10/01/18 to 10/31/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
04010 Homeowner Dues	.00	.00	.00	127,405.57	127,294.00	111.57	127,294.00
04040 Late Fee Income	(10.00)	.00	(10.00)	1,852.52	1,200.00	652.52	1,200.00
04050 Legal Fee Income	150.00	.00	150.00	6,993.23	.00	6,993.23	.00
04060 Misc Homeowner Income	(100.00)	110.00	(210.00)	1,700.00	1,100.00	600.00	1,320.00
04080 Misc Administration Fees	20.00	.00	20.00	100.00	.00	100.00	.00
04090 Homeowner Interest	142.35	110.00	32.35	1,273.73	1,100.00	173.73	1,320.00
04210 Interest Income-Operating	2.69	5.00	(2.31)	30.62	50.00	(19.38)	60.00
04300 (Reserve Transfer)	(1,196.50)	(1,196.50)	.00	(11,965.00)	(11,965.00)	.00	(14,358.00)
04330 (Bad Debt)	.00	(200.00)	200.00	.00	(2,000.00)	2,000.00	(2,400.00)
04590 Misc Income Other	.00	10.00	(10.00)	.00	100.00	(100.00)	120.00
<b>TOTAL INCOME</b>	<b>(991.46)</b>	<b>(1,161.50)</b>	<b>170.04</b>	<b>127,390.67</b>	<b>116,879.00</b>	<b>10,511.67</b>	<b>114,556.00</b>
<b>OPERATING EXPENSES</b>							
<b>ADMINISTRATION</b>							
05010 Management fees	2,185.00	2,185.00	.00	21,850.00	21,850.00	.00	26,220.00
05015 Bank Fees	10.00	7.50	(2.50)	90.00	75.00	(15.00)	90.00
05020 Extra Duties/Admin/Cleric	55.00	60.00	5.00	550.00	600.00	50.00	720.00
05030 Audit/Tax returns	.00	.00	.00	1,450.00	1,450.00	.00	1,450.00
05050 Insurance-D & O	.00	.00	.00	1,541.00	.00	(1,541.00)	.00
05060 Insurance-Property	.00	.00	.00	5,258.50	5,400.00	141.50	5,400.00
05070 Legal-General	.00	75.00	75.00	1,341.50	750.00	(591.50)	900.00
05080 Legal-Collections	150.00	.00	(150.00)	8,700.05	.00	(8,700.05)	.00
05090 Minutes	50.00	54.16	4.16	50.00	541.60	491.60	650.00
05100 Miscellaneous	.00	25.00	25.00	279.10	250.00	(29.10)	300.00
05110 Office - Supplies	.00	30.00	30.00	116.48	300.00	183.52	360.00
05120 Office - Postage	688.60	250.00	(438.60)	2,070.63	2,500.00	429.37	3,000.00
05130 Office - Printing/Copies	497.20	225.00	(272.20)	2,590.00	2,250.00	(340.00)	2,700.00
<b>TOTAL ADMINISTRATION</b>	<b>3,635.80</b>	<b>2,911.66</b>	<b>(724.14)</b>	<b>45,887.26</b>	<b>35,966.60</b>	<b>(9,920.66)</b>	<b>41,790.00</b>
<b>GROUNDS MAINTENANCE</b>							
05210 Fence repair and painting	.00	80.00	80.00	1,973.00	480.00	(1,493.00)	480.00
05220 Landscaping-Trees & Shrubs	.00	500.00	500.00	210.00	2,500.00	2,290.00	3,000.00
05230 Lighting maint-Entrance	.00	30.00	30.00	.00	300.00	300.00	360.00
05240 Maintenance contract	1,658.39	1,750.00	91.61	17,630.59	17,500.00	(130.59)	21,000.00
05250 Maintenance extras	.00	50.00	50.00	2,907.33	500.00	(2,407.33)	600.00
05260 Sprinkler maintenance	410.96	550.00	139.04	5,084.03	6,950.00	1,865.97	7,500.00
05270 Snow removal Contract	.00	.00	.00	718.75	2,666.68	1,947.93	4,000.00
05280 Supplies-Common area	.00	10.50	10.50	911.62	105.00	(806.62)	126.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>2,069.35</b>	<b>2,970.50</b>	<b>901.15</b>	<b>29,435.32</b>	<b>31,001.68</b>	<b>1,566.36</b>	<b>37,066.00</b>
<b>SPECIAL PROJECTS/EVENTS</b>							
05310 Holiday/Social/Contests	.00	.00	.00	.00	.00	.00	600.00
<b>TOTAL SPECIAL PROJECTS/EVENTS</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>600.00</b>
<b>UTILITIES</b>							
05410 Electric-Landscape Sprinkler	152.40	175.00	22.60	1,426.36	1,750.00	323.64	2,100.00
05420 Water & Storm Sewer	5,162.25	2,750.00	(2,412.25)	21,137.07	27,500.00	6,362.93	33,000.00

**SMOKY RIDGE MAINTENANCE ASSOC**

Income/Expense Statement

Period: 10/01/18 to 10/31/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
TOTAL UTILITIES	5,314.65	2,925.00	(2,389.65)	22,563.43	29,250.00	6,686.57	35,100.00
TOTAL OPERATING EXPENSE	11,019.80	8,807.16	(2,212.64)	97,886.01	96,218.28	(1,667.73)	114,556.00
NET OPERATING INCOME	(12,011.26)	(9,968.66)	(2,042.60)	29,504.66	20,660.72	8,843.94	.00
<b>RESERVE INCOME</b>							
08010 Reserve Income-Transfer	1,196.50	1,196.50	.00	11,965.00	11,965.00	.00	14,358.00
08210 Interest Income-Reserve	6.33	.00	6.33	25.79	.00	25.79	.00
RESERVE INCOME	1,202.83	1,196.50	6.33	11,990.79	11,965.00	25.79	14,358.00
<b>RESERVE EXPENSES</b>							
RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
NET RESERVE INCOME	1,202.83	1,196.50	6.33	11,990.79	11,965.00	25.79	14,358.00
CURRENT YEAR NET INCOME (LOSS)	(10,808.43)	(8,772.16)	(2,036.27)	41,495.45	32,625.72	8,869.73	14,358.00

SMOKY RIDGE MAINTENANCE ASSOC

Actual spreadsheet Start date: 01/01/18 Cutoff date: 10/31/18

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
<b>INCOME:</b>													
Homeowner Dues	63467	0	290	0	0	1-	63649	0	0	0	0	0	127406
Late Fee Income	900	60-	0	0	0	0	1050	0	27-	10-	0	0	1853
Legal Fee Income	0	1469	352	117-	796	834	960	1260	1290	150	0	0	6993
Misc Homeowner Income	1100	800-	100-	200	0	200	0	350	850	100-	0	0	1700
Misc Administration Fees	40	20	0	0	0	0	20	0	0	20	0	0	100
Homeowner Interest	214	96	110	97	94	81	173	113	155	142	0	0	1274
Interest Income-Operating (Reserve Transfer)	3	3	3	3	3	2	4	4	3	3	0	0	31
	1197-	1197-	1197-	1197-	1197-	1197-	1197-	1197-	1197-	1197-	0	0	11965-
<b>TOTAL INCOME</b>	<b>64528</b>	<b>469-</b>	<b>541-</b>	<b>1014-</b>	<b>304-</b>	<b>80-</b>	<b>64658</b>	<b>530</b>	<b>1074</b>	<b>991-</b>	<b>0</b>	<b>0</b>	<b>127391</b>
<b>OPERATING EXPENSES</b>													
<b>ADMINISTRATION</b>													
Management fees	2185	2185	2185	2185	2185	2185	2185	2185	2185	2185	0	0	21850
Bank Fees	20	30	10	0	0	0	10	10	0	10	0	0	90
Extra Duties/Admin/Cleric	55	55	55	55	55	55	55	55	55	55	0	0	550
Audit/Tax returns	0	0	0	0	1450	0	0	0	0	0	0	0	1450
Insurance-D & O	1541	0	0	0	0	0	0	0	0	0	0	0	1541
Insurance-Property	0	0	0	5259	0	0	0	0	0	0	0	0	5259
Legal-General	232	0	0	214	756	140	0	0	0	0	0	0	1342
Legal-Collections	0	1469	642	40	796	834	960	1260	2550	150	0	0	8700
Minutes	0	0	0	0	0	0	0	0	0	50	0	0	50
Miscellaneous	20	0	0	30	0	0	0	229	0	0	0	0	279
Office - Supplies	0	0	0	0	0	0	116	0	0	0	0	0	116
Office - Postage	16	63	36	33	506	232	58	101	337	689	0	0	2071
Office - Printing/Copies	115	138	72	270	377	406	59	99	556	497	0	0	2590
<b>TOTAL ADMINISTRATION</b>	<b>4183</b>	<b>3940</b>	<b>3001</b>	<b>8085</b>	<b>6125</b>	<b>3851</b>	<b>3443</b>	<b>3940</b>	<b>5683</b>	<b>3636</b>	<b>0</b>	<b>0</b>	<b>45887</b>
<b>GROUNDS MAINTENANCE</b>													
Fence repair and painting	0	0	0	987	986	0	0	0	0	0	0	0	1973
Landscaping-Trees & Shrub	150	60	0	0	0	0	0	0	0	0	0	0	210
Maintenance contract	1705	1705	1705	1705	1705	3363	767	1658	1658	1658	0	0	17631
Maintenance extras	0	0	2757	150	0	0	0	0	0	0	0	0	2907
Sprinkler maintenance	0	0	180	0	502	105	1762	428	1696	411	0	0	5084
Snow removal Contract	250	281	188	0	0	0	0	0	0	0	0	0	719
Supplies-Common area	0	0	0	380	0	0	384	0	147	0	0	0	912
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>2105</b>	<b>2046</b>	<b>4830</b>	<b>3222</b>	<b>3193</b>	<b>3469</b>	<b>2913</b>	<b>2086</b>	<b>3501</b>	<b>2069</b>	<b>0</b>	<b>0</b>	<b>29435</b>
<b>SPECIAL PROJECTS/EVENTS</b>													
<b>TOTAL SPECIAL PROJECTS/EV</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>UTILITIES</b>													
Electric-Landscape Sprink	156	155	42	154	152	154	153	153	155	152	0	0	1426
Water & Storm Sewer	48	48	48	48	55	1679	8930	5119	0	5162	0	0	21137
<b>TOTAL UTILITIES</b>	<b>204</b>	<b>203</b>	<b>90</b>	<b>202</b>	<b>207</b>	<b>1833</b>	<b>9082</b>	<b>5272</b>	<b>155</b>	<b>5315</b>	<b>0</b>	<b>0</b>	<b>22563</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>6493</b>	<b>6189</b>	<b>7920</b>	<b>11510</b>	<b>9526</b>	<b>9153</b>	<b>15438</b>	<b>11298</b>	<b>9340</b>	<b>11020</b>	<b>0</b>	<b>0</b>	<b>97886</b>

NET OPERATING INCOME	58035	6657-	8462-	12523-	9830-	9233-	49220	10768-	8266-	12011-	0	0	29505
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RESERVE INCOME													
Reserve Income-Transfer	1197	1197	1197	1197	1197	1197	1197	1197	1197	1197	0	0	11965
Interest Income-Reserve	1	1	1	2	2	2	3	4	4	6	0	0	26
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RESERVE INCOME	1198	1198	1198	1198	1198	1198	1200	1200	1201	1203	0	0	11991
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RESERVE EXPENSES													
RESERVE EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0
NET RESERVE INCOME	1198	1198	1198	1198	1198	1198	1200	1200	1201	1203	0	0	11991
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CURRENT YEAR NET INCOME (L)	59233	5460-	7264-	11325-	8632-	8034-	50420	9568-	7065-	10808-	0	0	41495
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