

# Clarion Oaks HOA Inc.

## Balance Sheet As of 12/31/18

		ASSETS	
100	BB&T Bank - Operating	\$	19,761.86
105	FCB - Operating		(78.66)
	TOTAL OPERATING FUNDS		\$ 19,683.20
120	BB&T Bank - Reserve	\$	9,501.70
	TOTAL RESERVE FUNDS		\$ 9,501.70
130	Accounts Receivable	\$	9,668.73
135	Prepaid Insurance		333.65
150	Undeposited Funds		.10
	TOTAL OTHER ASSETS		\$ 10,002.48
	TOTAL ASSETS		\$ 39,187.38
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## LIABILITIES & EQUITY

CURRENT LIABILITIES:

205	Prepaid Assessments	\$	3,270.79
	Subtotal Current Liab.		\$ 3,270.79

RESERVES:

300	Reserves - Wall	\$	8,205.20
305	Reserves - Lighting		1,260.00
310	Reserves - Interest Accrual		36.53
	Subtotal Reserves		\$ 9,501.73

EQUITY:

397	Fund Balance	\$	32,088.40
	Current Year Net Income/(Loss)		(5,673.54)
	Subtotal Equity		\$ 26,414.86
	TOTAL LIABILITIES & EQUITY		\$ 39,187.38
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# Clarion Oaks HOA Inc.

Income/Expense Statement  
Period: 12/01/18 to 12/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
00400	Assessments	1,887.84	1,887.75	.09	22,654.08	22,653.00	1.08	22,653.00
00403	Late Fee & Interest	108.33	.00	108.33	270.67	.00	270.67	.00
00404	Admin Fees	72.00	.00	72.00	2,086.00	.00	2,086.00	.00
00405	Misc Charges Income	.00	.00	.00	6.00	.00	6.00	.00
00406	Interest Earned	.14	.00	.14	2.37	.00	2.37	.00
00407	Legal Fee Income	.00	.00	.00	583.00	.00	583.00	.00
00408	Bank NSF Fees Income	.00	.00	.00	19.00	.00	19.00	.00
00411	Postage Income	.00	.00	.00	214.38	.00	214.38	.00
00415	Other Income	.00	31.63	(31.63)	.00	380.00	(380.00)	380.00
Subtotal Income		2,068.31	1,919.38	148.93	25,835.50	23,033.00	2,802.50	23,033.00
<b>EXPENSES</b>								
<b>Administrative/General</b>								
00500	Management Services	400.00	400.00	.00	4,400.00	4,800.00	400.00	4,800.00
00501	Administrative Fees Expense	.00	.00	.00	1,660.00	.00	(1,660.00)	.00
00505	Postage & Delivery	.00	25.00	25.00	400.78	300.00	(100.78)	300.00
00510	Printing & Copying	.00	8.37	8.37	.00	100.00	100.00	100.00
00515	Office Supplies	.00	.00	.00	375.00	.00	(375.00)	.00
00520	Insurance	166.83	193.75	26.92	1,992.47	2,325.00	332.53	2,325.00
00525	Legal Services	.00	208.37	208.37	1,145.00	2,500.00	1,355.00	2,500.00
00530	Corporate / State Filing	.00	.00	.00	61.25	62.00	.75	62.00
00535	Tax Prep / Accounting	.00	.00	.00	.00	500.00	500.00	500.00
00545	Community Events	.00	.00	.00	89.04	.00	(89.04)	.00
00550	Bad Debt	.00	192.13	192.13	5,942.44	2,306.00	(3,636.44)	2,306.00
00555	Bank Charges	.00	.00	.00	31.00	.00	(31.00)	.00
Administrative/General		566.83	1,027.62	460.79	16,096.98	12,893.00	(3,203.98)	12,893.00
<b>Utilites</b>								
00600	Electric	123.02	20.00	(103.02)	650.50	240.00	(410.50)	240.00
00605	Water Irrigation	.00	83.37	83.37	604.56	1,000.00	395.44	1,000.00
Utilites		123.02	103.37	(19.65)	1,255.06	1,240.00	(15.06)	1,240.00
<b>Landscaping</b>								
00700	Lawn Contract Labor	500.00	458.37	(41.63)	6,035.00	5,500.00	(535.00)	5,500.00
00705	Grounds Maint &	.00	25.00	25.00	3,967.00	300.00	(3,667.00)	300.00
00710	Irrigation Repairs	.00	41.63	41.63	1,505.00	500.00	(1,005.00)	500.00
00715	Landscape Lighting	.00	16.63	16.63	.00	200.00	200.00	200.00

**Clarion Oaks HOA Inc.**

Income/Expense Statement  
 Period: 12/01/18 to 12/31/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Landscaping	500.00	541.63	41.63	11,507.00	6,500.00	(5,007.00)	6,500.00
Repair & Maintenance								
	Repair & Maintenance	.00	.00	.00	.00	.00	.00	.00
Recreational Facilities								
	Recreational Facilities	.00	.00	.00	.00	.00	.00	.00
Miscellaneous								
00780	Miscellaneous - Other	.00	.00	.00	250.00	.00	(250.00)	.00
	Miscellaneous	.00	.00	.00	250.00	.00	(250.00)	.00
Reserves								
00800	Reserve - Masonry Wall	150.00	150.00	.00	1,800.00	1,800.00	.00	1,800.00
00805	Reserve - Lighting	50.00	50.00	.00	600.00	600.00	.00	600.00
	Reserves	200.00	200.00	.00	2,400.00	2,400.00	.00	2,400.00
	<b>TOTAL EXPENSES</b>	<b>1,389.85</b>	<b>1,872.62</b>	<b>482.77</b>	<b>31,509.04</b>	<b>23,033.00</b>	<b>(8,476.04)</b>	<b>23,033.00</b>
	Current Year Net Income/(loss)	678.46	46.76	631.70	(5,673.54)	.00	(5,673.54)	.00
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