

**Mt Woodley Manor HOA**  
**Balance Sheet**  
**As of 01/31/18**

**ASSETS**

|                             |    |           |                     |
|-----------------------------|----|-----------|---------------------|
| John Marshall Bank Checking | \$ | 29,582.25 |                     |
| Burke & Herbert 160342      |    | 51,306.83 |                     |
| Assessments Receivable      |    | 3,685.00  |                     |
| Late Fees Receivable        |    | 147.75    |                     |
| Miscellaneous Receivable    |    | 245.00    |                     |
| Prepaid Insurance           |    | 1,913.25  |                     |
| Prepaid Expenses            |    | 165.00    |                     |
| <b>TOTAL ASSETS</b>         |    |           | <b>\$ 87,045.08</b> |

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES:**

|                               |    |           |                     |
|-------------------------------|----|-----------|---------------------|
| Accounts Payable              | \$ | 583.07    |                     |
| Pre-Assessed Fees             |    | 11,666.68 |                     |
| Prepaid Owner Assessments     |    | 10.00     |                     |
| <b>Subtotal Current Liab.</b> |    |           | <b>\$ 12,259.75</b> |

**RESERVES:**

|                          |    |           |                     |
|--------------------------|----|-----------|---------------------|
| Replacement Reserves     | \$ | 41,572.45 |                     |
| <b>Subtotal Reserves</b> |    |           | <b>\$ 41,572.45</b> |

**EQUITY:**

|                                |    |           |                     |
|--------------------------------|----|-----------|---------------------|
| Prior Years Net Income/(Loss)  | \$ | 16,612.97 |                     |
| Current Year Net Income/(Loss) |    | 16,599.91 |                     |
| <b>Subtotal Equity</b>         |    |           | <b>\$ 33,212.88</b> |

|                                       |  |  |                     |
|---------------------------------------|--|--|---------------------|
| <b>TOTAL LIABILITIES &amp; EQUITY</b> |  |  | <b>\$ 87,045.08</b> |
|---------------------------------------|--|--|---------------------|

**Mt Woodley Manor HOA**  
**Income/Expense Statement**  
**Period: 01/01/18 to 01/31/18**

| Description                       |                               | Actual   | Current Period Budget | Variance | Actual    | Year-To-Date Budget | Variance  | Yearly Budget |
|-----------------------------------|-------------------------------|----------|-----------------------|----------|-----------|---------------------|-----------|---------------|
| <b>INCOME:</b>                    |                               |          |                       |          |           |                     |           |               |
| 06310                             | Assessment Income             | 5,833.33 | 5,833.33              | .00      | 48,533.32 | 49,058.33           | (525.01)  | 60,725.00     |
| 06340                             | Late Fees                     | .00      | .00                   | .00      | 324.00    | .00                 | 324.00    | .00           |
| 06910                             | Interest                      | 6.54     | 4.17                  | 2.37     | 64.07     | 41.70               | 22.37     | 50.00         |
|                                   | Subtotal Income               | 5,839.87 | 5,837.50              | 2.37     | 48,921.39 | 49,100.03           | (178.64)  | 60,775.00     |
| <b>EXPENSES</b>                   |                               |          |                       |          |           |                     |           |               |
| <b>ADMINISTRATIVE:</b>            |                               |          |                       |          |           |                     |           |               |
| 07110                             | Bank Service Charges          | 27.00    | 27.08                 | .08      | 270.00    | 270.80              | .80       | 325.00        |
| 07120                             | Filing Fees                   | .00      | 6.25                  | 6.25     | 69.41     | 62.50               | (6.91)    | 75.00         |
| 07130                             | Miscellaneous                 | .00      | 4.17                  | 4.17     | 42.20     | 41.70               | (.50)     | 50.00         |
| 07140                             | Postage & Delivery            | 10.26    | 20.83                 | 10.57    | 240.23    | 208.30              | (31.93)   | 250.00        |
| 07150                             | Printing & Reproduction       | 51.70    | 45.83                 | (5.87)   | 378.90    | 458.30              | 79.40     | 550.00        |
| 07160                             | Office Supplies               | .15      | 12.50                 | 12.35    | 72.90     | 125.00              | 52.10     | 150.00        |
| 07170                             | Storage Rental                | .00      | 8.33                  | 8.33     | 90.00     | 83.30               | (6.70)    | 100.00        |
| 07180                             | Website Hosting & Maintenance | 45.00    | 54.17                 | 9.17     | 462.00    | 541.70              | 79.70     | 650.00        |
| 07210                             | Accounting                    | .00      | 133.33                | 133.33   | 1,525.00  | 1,333.30            | (191.70)  | 1,600.00      |
| 07220                             | Legal Fees                    | .00      | 83.33                 | 83.33    | .00       | 833.30              | 833.30    | 1,000.00      |
| 07230                             | Management Fees               | 619.00   | 612.50                | (6.50)   | 6,100.00  | 6,125.00            | 25.00     | 7,350.00      |
|                                   | ADMINISTRATIVE:               | 753.11   | 1,008.32              | 255.21   | 9,250.64  | 10,083.20           | 832.56    | 12,100.00     |
| <b>INSURANCE:</b>                 |                               |          |                       |          |           |                     |           |               |
| 07510                             | Insurance                     | 173.75   | 166.67                | (7.08)   | 1,662.25  | 1,666.70            | 4.45      | 2,000.00      |
|                                   | INSURANCE:                    | 173.75   | 166.67                | (7.08)   | 1,662.25  | 1,666.70            | 4.45      | 2,000.00      |
| <b>UTILITIES:</b>                 |                               |          |                       |          |           |                     |           |               |
| 08110                             | Electricity                   | 158.07   | 166.67                | 8.60     | 1,569.40  | 1,666.70            | 97.30     | 2,000.00      |
|                                   | UTILITIES:                    | 158.07   | 166.67                | 8.60     | 1,569.40  | 1,666.70            | 97.30     | 2,000.00      |
| <b>REPAIRS &amp; MAINTENANCE:</b> |                               |          |                       |          |           |                     |           |               |
| 08320                             | Grounds Maintenance           | 1,278.91 | 1,291.67              | 12.76    | 12,789.19 | 12,916.70           | 127.51    | 15,500.00     |
| 08330                             | Emergency & Special Projects  | .00      | 1,333.33              | 1,333.33 | .00       | 13,333.30           | 13,333.30 | 16,000.00     |

**Mt Woodley Manor HOA**  
Income/Expense Statement  
Period: 01/01/18 to 01/31/18

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