

**VILLAGE EAST HOMEOWNERS ASSOCIATION
BALANCE SHEET
DECEMBER 31, 2018**

ASSETS

CURRENT ASSETS

CASH IN BANK - CHECKING	\$	33,238.14	
CASH IN BANK - MONEY MARKET		1,814.30	
TOTAL CURRENT ASSETS			35,052.44

PROPERTY AND EQUIPMENT

LAND		5,733.00	
BUILDINGS		73,701.00	
---LESS: ACCUM. DEPRECIATION		(73,701.00)	
EQUIPMENT		42,793.53	
---LESS: ACCUM. DEPRECIATION		(42,793.53)	
SIGNS		2,206.93	
---LESS: ACCUM. DEPRECIATION		(2,206.93)	
TOTAL PROPERTY AND EQUIPMENT			5,733.00

OTHER ASSETS

TOTAL OTHER ASSETS			0.00
TOTAL ASSETS	\$		40,785.44

LIABILITIES AND FUND BALANCE

CURRENT LIABILITIES

SWT PAYABLE	\$	74.00	
TOTAL CURRENT LIABILITIES			74.00

LONG-TERM LIABILITIES

TOTAL LONG-TERM LIABILITIES			0.00
TOTAL LIABILITIES			74.00

FUND BALANCE

FUND BALANCE		34,287.15	
CURRENT PERIOD NET INCOME		6,424.29	
TOTAL FUND BALANCE			40,711.44
TOTAL LIABILITIES AND FUND BALANCE	\$		40,785.44

"MANAGEMENT PURPOSES ONLY"

**VILLAGE EAST HOMEOWNERS ASSOCIATION
STATEMENT OF INCOME AND EXPENSE
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2018**

	Year to Date	%
REVENUES		
HOMEOWNERS FEES	72,691.91	100.00
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TOTAL REVENUES	72,691.91	100.00
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LABOR AND RELATED		
SALARIES AND WAGES	13,940.36	19.18
TAXES - PAYROLL	1,236.49	1.70
WORKERS COMPENSATION INS.	952.00	1.31
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TOTAL LABOR AND RELATED	16,128.85	22.19
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OPERATING EXPENSES		
BANK CHARGES	240.01	0.33
ACCOUNTING AND BOOKKEEPING	1,186.00	1.63
DEPRECIATION	468.56	0.64
ENTERTAINMENT AND MEALS	704.40	0.97
INSURANCE	2,375.00	3.27
LANDSCAPE	8,143.91	11.20
LEGAL	106.00	0.15
MISCELLANEOUS	(465.66)	(0.64)
NEWSLETTER	351.88	0.48
OFFICE SUPPLIES AND EXPENSE	201.15	0.28
POSTAGE	427.40	0.59
POOL SERVICE	4,650.00	6.40
POOL CHEMICALS	4,589.79	6.31
POOL SUPPLIES	2,225.87	3.06
POOL MAINTENANCE	1,550.00	2.13
POOL REPAIRS	516.41	0.71
BUILDING MAINTENANCE	912.78	1.26
PARK MAINTENANCE	1,950.00	2.68
SNOW REMOVAL	300.00	0.41
TELEPHONE	358.76	0.49
UTILITIES - GAS	1,970.89	2.71
UTILITIES - WATER	6,024.37	8.29
UTILITIES - ELECTRIC	1,421.43	1.96
UTILITIES - TRASH REMOVAL	2,550.50	3.51
UTILITIES - STORM WATER	902.52	1.24
UTILITIES - WASTE WATER	6,476.80	8.91
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TOTAL OPERATING EXPENSES	50,138.77	68.97
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NET INCOME FROM OPERATIONS	6,424.29	8.84
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OTHER EXPENSE		
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TOTAL OTHER EXPENSE	0.00	0.00
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NET INCOME	\$ 6,424.29	8.84
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"MANAGEMENT PURPOSES ONLY"

**VILLAGE EAST HOMEOWNERS ASSOCIATION
COMPARATIVE STATEMENT OF INCOME AND EXPENSE
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2018**

	Current Year	%	Prior Year	%
REVENUES				
HOMEOWNERS FEES	72,691.91	100.00	68,589.00	99.90
INTEREST INCOME	0.00	0.00	67.03	0.10
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TOTAL REVENUES	72,691.91	100.00	68,656.03	100.00
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LABOR AND RELATED				
SALARIES AND WAGES	13,940.36	19.18	12,979.53	18.91
CONTRACT LABOR	0.00	0.00	900.00	1.31
TAXES - PAYROLL	1,236.49	1.70	1,172.62	1.71
WORKERS COMPENSATION INS.	952.00	1.31	1,021.00	1.49
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TOTAL LABOR AND RELATED	16,128.85	22.19	16,073.15	23.41
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OPERATING EXPENSES				
BANK CHARGES	240.01	0.33	235.00	0.34
ACCOUNTING AND BOOKKEEPING	1,186.00	1.63	1,162.00	1.69
DEPRECIATION	468.56	0.64	1,420.79	2.07
ENTERTAINMENT AND MEALS	704.40	0.97	1,162.57	1.69
INSURANCE	2,375.00	3.27	2,347.00	3.42
LANDSCAPE	8,143.91	11.20	5,845.00	8.51
LEGAL	106.00	0.15	0.00	0.00
MISCELLANEOUS	(465.66)	(0.64)	111.61	0.16
NEWSLETTER	351.88	0.48	494.65	0.72
OFFICE SUPPLIES AND EXPENSE	201.15	0.28	335.00	0.49
POSTAGE	427.40	0.59	440.00	0.64
POOL SERVICE	4,650.00	6.40	4,500.68	6.56
POOL CHEMICALS	4,589.79	6.31	1,765.14	2.57
POOL SUPPLIES	2,225.87	3.06	2,174.01	3.17
POOL MAINTENANCE	1,550.00	2.13	0.00	0.00
POOL REPAIRS	516.41	0.71	1,353.34	1.97
BUILDING MAINTENANCE	912.78	1.26	2,670.64	3.89
POOL EQUIPMENT	0.00	0.00	749.70	1.09
PARK MAINTENANCE	1,950.00	2.68	3,632.75	5.29
SNOW REMOVAL	300.00	0.41	100.00	0.15
TELEPHONE	358.76	0.49	340.36	0.50
UTILITIES - GAS	1,970.89	2.71	1,368.38	1.99
UTILITIES - WATER	6,024.37	8.29	4,629.52	6.74
UTILITIES - ELECTRIC	1,421.43	1.96	1,589.36	2.31
UTILITIES - TRASH REMOVAL	2,550.50	3.51	1,966.50	2.86
UTILITIES - STORM WATER	902.52	1.24	578.37	0.84
UTILITIES - WASTE WATER	6,476.80	8.91	4,387.44	6.39
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TOTAL OPERATING EXPENSES	50,138.77	68.97	45,359.81	66.07
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NET INCOME FROM OPERATIONS	6,424.29	8.84	7,223.07	10.52
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OTHER EXPENSE				
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TOTAL OTHER EXPENSE	0.00	0.00	0.00	0.00
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"MANAGEMENT PURPOSES ONLY"

VILLAGE EAST HOMEOWNERS ASSOCIATION
COMPARATIVE STATEMENT OF INCOME AND EXPENSE
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2018

	Current Year	%	Prior Year	%
NET INCOME	\$ <u>6,424.29</u>	8.84	\$ <u>7,223.07</u>	10.52

"MANAGEMENT PURPOSES ONLY"

VILLAGE EAST HOMEOWNERS ASSOCIATION
STATEMENT OF CASH FLOW
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2018

Year to Date

CASH FLOWS FROM OPERATING ACTIVITIES

NET INCOME \$ 6,424.29

ADJUSTMENTS TO RECONCILE CASH

DEPRECIATION & AMORTIZATION 468.56

DECREASE (INCREASE) IN CURRENT ASSETS

INCREASE (DECREASE) IN CURRENT LIABILITIES

SWT PAYABLE 74.00
SUI PAYABLE (82.83)

TOTAL ADJUSTMENTS 459.73

NET CASH PROVIDED BY OPERATIONS 6,884.02

CASH FLOW FROM INVESTING ACTIVITIES

NET CASH PROVIDED (USED) BY INVESTING 0.00

CASH FLOWS FROM FINANCING ACTIVITIES

NET CASH PROVIDED (USED) IN FINANCING 0.00

NET INCREASE <DECREASE> IN CASH \$ 6,884.02

SUMMARY

CASH BALANCE - ENDING \$ 35,052.44
CASH BALANCE - BEGINNING 28,168.42

NET INCREASE <DECREASE> IN CASH \$ 6,884.02

VILLAGE EAST HOMEOWNERS ASSOCIATION
STATEMENT OF INCOME AND EXPENSE
BUDGET COMPARISON
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2018

	Current Year Actual	%	Current Year Budget	%
REVENUES				
HOMEOWNERS FEES	72,691.91	100.00	70,080.00	100.00
TOTAL REVENUES	<u>72,691.91</u>	100.00	<u>70,080.00</u>	100.00
LABOR AND RELATED				
SALARIES AND WAGES	13,940.36	19.18	13,629.00	19.45
CONTRACT LABOR	0.00	0.00	945.00	1.35
TAXES - PAYROLL	1,236.49	1.70	1,231.00	1.76
WORKERS COMPENSATION INS.	952.00	1.31	1,072.00	1.53
TOTAL LABOR AND RELATED	<u>16,128.85</u>	22.19	<u>16,877.00</u>	24.08
OPERATING EXPENSES				
BANK CHARGES	240.01	0.33	247.00	0.35
ACCOUNTING AND BOOKKEEPING	1,186.00	1.63	1,220.00	1.74
DEPRECIATION	468.56	0.64	1,421.00	2.03
ENTERTAINMENT AND MEALS	704.40	0.97	1,221.00	1.74
INSURANCE	2,375.00	3.27	2,464.00	3.52
LANDSCAPE	8,143.91	11.20	6,137.00	8.76
LEGAL	106.00	0.15	0.00	0.00
MISCELLANEOUS	(465.66)	(0.64)	117.00	0.17
NEWSLETTER	351.88	0.48	519.00	0.74
OFFICE SUPPLIES AND EXPENSE	201.15	0.28	352.00	0.50
POSTAGE	427.40	0.59	460.00	0.66
POOL SERVICE	4,650.00	6.40	4,726.00	6.74
POOL CHEMICALS	4,589.79	6.31	1,853.00	2.64
POOL SUPPLIES	2,225.87	3.06	2,283.00	3.26
POOL MAINTENANCE	1,550.00	2.13	0.00	0.00
POOL REPAIRS	516.41	0.71	1,421.00	2.03
BUILDING MAINTENANCE	912.78	1.26	2,804.00	4.00
POOL EQUIPMENT	0.00	0.00	787.00	1.12
PARK MAINTENANCE	1,950.00	2.68	3,814.00	5.44
SNOW REMOVAL	300.00	0.41	105.00	0.15
TELEPHONE	358.76	0.49	357.00	0.51
UTILITIES - GAS	1,970.89	2.71	1,437.00	2.05
UTILITIES - WATER	6,024.37	8.29	4,861.00	6.94
UTILITIES - ELECTRIC	1,421.43	1.96	1,669.00	2.38
UTILITIES - TRASH REMOVAL	2,550.50	3.51	2,065.00	2.95
UTILITIES - STORM WATER	902.52	1.24	607.00	0.87
UTILITIES - WASTE WATER	6,476.80	8.91	4,607.00	6.57
TOTAL OPERATING EXPENSES	<u>50,138.77</u>	68.97	<u>47,554.00</u>	67.86
NET INCOME FROM OPERATIONS	<u>6,424.29</u>	8.84	<u>5,649.00</u>	8.06
OTHER EXPENSE				
TOTAL OTHER EXPENSE	<u>0.00</u>	0.00	<u>0.00</u>	0.00

VILLAGE EAST HOMEOWNERS ASSOCIATION
STATEMENT OF INCOME AND EXPENSE
BUDGET COMPARISON
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2018

	Current Year Actual	%	Current Year Budget	%
NET INCOME	\$ 6,424.29	8.84	\$ 5,649.00	8.06