

Veranda VII at Heritage Oaks Association, Inc.
Statement of Assets, Liabilities and Fund Balance

As of November 30, 2014

	Nov 30, 14
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	
1018 · Stonegate Oper 6235	20,084.33
1011 · Cadence Oper 9198	37.36
1019 · Due (To)/From Reserves	(205.38)
Total 1010 · Checking	19,916.31
1020 · Reserve Accounts	
1031 · Stonegate Res 6094	59,458.83
1021 · Cadence Res 9206	87,009.46
1034 · CD Cad 02/01/15 .40% 190033	82,014.42
1029 · Due (To)/From Operating	205.38
Total 1020 · Reserve Accounts	228,688.09
Total Checking/Savings	248,604.40
Accounts Receivable	
1040 · Assessment Receivable	680.36
Total Accounts Receivable	680.36
Other Current Assets	
1050 · Prepaid Insurance	12,105.34
1056 · Prepaid Security	1,945.03
1210 · Utility Deposits	375.00
Total Other Current Assets	14,425.37
Total Current Assets	263,710.13
TOTAL ASSETS	263,710.13
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · *Accounts Payable	3,517.00
Total Accounts Payable	3,517.00
Other Current Liabilities	
3031 · Deferred Assessments	8,806.42
3031.1 · Deferred Assessment-Reserve	2,217.59
Total Other Current Liabilities	11,024.01
Total Current Liabilities	14,541.01
Long Term Liabilities	
3500 · Reserve Fund	
3630 · Roofs	144,597.83
3650 · Paving	5,381.77
3660 · Painting	55,080.19
3710 · Railing/Aluminum Stairwell	4,733.00
3720 · Screen Enclosure 1st Floor	10,395.75
3730 · Capital Improvements	8,095.18
3890 · Reserve Interest	404.37
Total 3500 · Reserve Fund	228,688.09
Total Long Term Liabilities	228,688.09
Total Liabilities	243,229.10
Equity	
3900 · Operating Fund	17,483.26
Net Income	2,997.77
Total Equity	20,481.03
TOTAL LIABILITIES & EQUITY	263,710.13

Veranda VII at Heritage Oaks Association, Inc.
Revenues & Expense - Comparison of Actual to Budget
November 2014

12/12/14

	Nov 14	Budget	\$ Over Budget	Jan - Nov 14	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5010 · Assessments	8,806.42	8,806.42	0.00	96,870.58	96,870.58	0.00	105,677.00
5010.1 · Reserve Assessment	2,217.58	2,217.58	0.00	24,393.42	24,393.42	0.00	26,611.00
5040 · Other	0.00	0.00	0.00	174.36	0.00	174.36	0.00
5050 · Interest Income - Operating	2.27	0.00	2.27	62.86	0.00	62.86	0.00
5050.1 · Interest Income - Reserves	122.17	0.00	122.17	761.74	0.00	761.74	0.00
Total Income	11,148.44	11,024.00	124.44	122,262.96	121,264.00	998.96	132,288.00
Gross Profit	11,148.44	11,024.00	124.44	122,262.96	121,264.00	998.96	132,288.00
Expense							
7000 · Disbursements							
7100 · Grounds							
7110 · Grounds Contract	1,000.00	1,124.83	(124.83)	11,649.00	12,373.17	(724.17)	13,498.00
7130 · Mulch	0.00	100.00	(100.00)	0.00	1,100.00	(1,100.00)	1,200.00
7135 · Plant Replacement	0.00	83.34	(83.34)	100.00	916.67	(816.67)	1,000.00
7140 · Sod Replacement	0.00	0.00	0.00	1,120.00	0.00	1,120.00	0.00
7155 · Irrigation Repairs	0.00	100.00	(100.00)	189.96	1,100.00	(910.04)	1,200.00
7170 · Tree Trimming	2,270.00	125.00	2,145.00	2,270.00	1,375.00	895.00	1,500.00
Total 7100 · Grounds	3,270.00	1,533.17	1,736.83	15,328.96	16,864.84	(1,535.88)	18,398.00
7200 · Building Maintenance							
7210 · Repairs & Maintenance	38.02	291.67	(253.65)	3,384.69	3,208.33	176.36	3,500.00
7215 · Roof Inspections & Repairs	657.00	83.33	573.67	1,774.00	916.67	857.33	1,000.00
7220 · Pest Control	247.00	100.00	147.00	1,227.00	1,100.00	127.00	1,200.00
7230 · Janitorial Service	502.90	502.92	(0.02)	5,531.90	5,532.08	(0.18)	6,035.00
7240 · Fire Alarm/Sprinkler Inspection	0.00	29.16	(29.16)	1,744.42	320.83	1,423.59	350.00
7245 · Fire Sprinkler Maintenance	0.00	33.34	(33.34)	0.00	366.67	(366.67)	400.00
7250 · Alarm Monitoring Contract	243.13	104.17	138.96	1,181.87	1,145.83	36.04	1,250.00
7255 · Alarm Repairs	0.00	58.33	(58.33)	337.05	641.67	(304.62)	700.00
7260 · Fire Extinguisher Insp & Maint.	0.00	25.00	(25.00)	0.00	275.00	(275.00)	300.00
7280 · Pressure Washing	0.00	73.34	(73.34)	720.00	806.67	(86.67)	880.00
Total 7200 · Building Maintenance	1,688.05	1,301.26	386.79	15,900.93	14,313.75	1,587.18	15,615.00
7500 · Utilities							
7510 · Water/Sewer	1,846.75	1,916.66	(69.91)	20,406.89	21,083.33	(676.44)	23,000.00
7520 · Electric	136.84	175.00	(38.16)	1,496.69	1,925.00	(428.31)	2,100.00
7550 · Telephone	0.00	50.00	(50.00)	1,625.57	550.00	1,075.57	600.00
Total 7500 · Utilities	1,983.59	2,141.66	(158.07)	23,529.15	23,558.33	(29.18)	25,700.00

12/12/14

Veranda VII at Heritage Oaks Association, Inc.
Revenues & Expense - Comparison of Actual to Budget
November 2014

	<u>Nov 14</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 14</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
7800 · Administration							
7810 · Insurance - Property	2,786.59	2,750.00	36.59	28,220.95	30,250.00	(2,029.05)	33,000.00
7820 · Legal	0.00	41.66	(41.66)	524.59	458.33	66.26	500.00
7825 · Tax Prep & Accounting Services	0.00	13.33	(13.33)	165.00	146.67	18.33	160.00
7826 · IRS Taxes	0.00	25.00	(25.00)	105.00	275.00	(170.00)	300.00
7830 · Division Fees	208.00	17.33	190.67	208.00	190.67	17.33	208.00
7835 · Corporate Filing Fees	0.00	5.16	(5.16)	122.50	56.83	65.67	62.00
7870 · Management Fee	850.00	904.00	(54.00)	9,512.00	9,944.00	(432.00)	10,848.00
7880 · Office Supplies, Postage, etc.	37.20	58.33	(21.13)	492.95	641.67	(148.72)	700.00
Total 7800 · Administration	<u>3,881.79</u>	<u>3,814.81</u>	<u>66.98</u>	<u>39,350.99</u>	<u>41,963.17</u>	<u>(2,612.18)</u>	<u>45,778.00</u>
Total 7000 · Disbursements	<u>10,823.43</u>	<u>8,790.90</u>	<u>2,032.53</u>	<u>94,110.03</u>	<u>96,700.09</u>	<u>(2,590.06)</u>	<u>105,491.00</u>
Total Expense	<u>10,823.43</u>	<u>8,790.90</u>	<u>2,032.53</u>	<u>94,110.03</u>	<u>96,700.09</u>	<u>(2,590.06)</u>	<u>105,491.00</u>
Net Ordinary Income	325.01	2,233.10	(1,908.09)	28,152.93	24,563.91	3,589.02	26,797.00
Other Income/Expense							
Other Expense							
8000 · Reserve Allocation	2,339.75	2,217.58	122.17	25,155.16	24,393.42	761.74	26,611.00
Total Other Expense	<u>2,339.75</u>	<u>2,217.58</u>	<u>122.17</u>	<u>25,155.16</u>	<u>24,393.42</u>	<u>761.74</u>	<u>26,611.00</u>
Net Other Income	<u>(2,339.75)</u>	<u>(2,217.58)</u>	<u>(122.17)</u>	<u>(25,155.16)</u>	<u>(24,393.42)</u>	<u>(761.74)</u>	<u>(26,611.00)</u>
Net Income	<u>(2,014.74)</u>	<u>15.52</u>	<u>(2,030.26)</u>	<u>2,997.77</u>	<u>170.49</u>	<u>2,827.28</u>	<u>186.00</u>