

La Solana Condominium Association

Balance Sheet

As of 11/30/2017

ASSETS

Operating Funds			
1100	Oper-MOB-0.05%	\$	33,225.92
1195	Oper-Maint Projects-0.05%	\$	2,386.48
	Subtotal Operating Funds		\$ 35,612.40
Reserve Funds			
1200	RSV-MOBk-MM-0.18%	\$	132,414.51
1210	RSV-PIN-12m-CD-1.45%-12/20/18	\$	211,087.59
1211	RSV-ALI-12m-CD--0.60%-01/06/18	\$	104,959.71
1213	RSV-ICS-M/M	\$	12,995.84
1221	RSV-ALI-13m-CD--1.25%-09/15/18	\$	136,428.94
	Subtotal Reserve Funds		\$ 597,886.59
Other Funds			
	Subtotal Other Funds		\$ 0.00
Other Assets			
1300	Assessment Receivable	\$	2,415.57
1310	Other Receivable	\$	2,136.50
1313	Allowance for Doubtful Accounts	\$	(3,779.59)
1410	Prepaid Insurance - Exp 1/18/2018	\$	11,884.28
1413	Prepaid Motion Picture Liscense 01/01/18	\$	1,340.90
1416	Prepaid Termite Control 01/27/18	\$	587.50
	Subtotal Other Assets		\$ 14,585.16
	TOTAL ASSETS		\$ 648,084.15

La Solana Condominium Association

Balance Sheet

As of 11/30/2017

LIABILITIES & EQUITY

CURRENT LIABILITIES

2100	Accounts Payable - Operating Fund	\$	8,947.72	
2100R	Accounts Payable - Reserves Fund		0.00	
2130	Insurance Payable		3,359.00	
2135	Insurance Claim Payable		4,184.93	
2200	Prepaid Assessments (Current Owners)		32,389.52	
2200P	Prepaid Assessments (Previous Owners)		3,477.29	
	Subtotal CURRENT LIABILITIES			\$ 52,358.46

OPERATING EQUITY

3900	Retained Earnings - Operating Fund	\$	6,981.06	
	Current Year Net Income/(Loss)	\$	(9,141.96)	
	Subtotal OPERATING EQUITY			\$ (2,160.90)

RESERVE EQUITY

3905	Retained Earnings - Reserve Fund	\$	569,388.78	
	Current Year Net Income/(Loss)	\$	28,497.81	
	Subtotal RESERVE EQUITY			\$ 597,886.59
	TOTAL LIABILITIES & EQUITY			\$ 648,084.15

La Solana Condominium Association
Income/Expense Statement - Operating Fund

Period: 11/1/2017 - 11/30/2017

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>INCOME</u>							
<u>INCOME ACCOUNTS</u>							
4010 Homeowner Assessments	71,802.66	71,802.66	0.00	789,829.26	789,829.26	0.00	861,631.92
4080 Rental Income	448.00	448.00	0.00	4,928.00	4,928.00	0.00	5,376.00
4120 Collection Fees	0.00	0.00	0.00	270.00	0.00	270.00	0.00
4145 Interest-Bank Accounts	2.67	0.00	2.67	29.74	0.00	29.74	0.00
4150 Late Fees	15.00	0.00	15.00	127.48	0.00	127.48	0.00
4160 Legal Fees	0.00	0.00	0.00	1,147.50	0.00	1,147.50	0.00
4180 Miscellaneous	0.00	0.00	0.00	210.00	0.00	210.00	0.00
4190 Returned Item Fee	0.00	0.00	0.00	140.00	0.00	140.00	0.00
4320 Club House Rental	250.00	0.00	250.00	750.00	0.00	750.00	0.00
4340 Gate Openers / Remotes	0.00	0.00	0.00	325.00	0.00	325.00	0.00
4343 Proximity Card	0.00	0.00	0.00	50.00	0.00	50.00	0.00
4350 Keys	0.00	0.00	0.00	100.00	0.00	100.00	0.00
4360 Lease Fee	500.00	0.00	500.00	2,950.00	0.00	2,950.00	0.00
SUBTOTAL INCOME ACCOUNTS	73,018.33	72,250.66	767.67	800,856.98	794,757.26	6,099.72	867,007.92
TOTAL INCOME	73,018.33	72,250.66	767.67	800,856.98	794,757.26	6,099.72	867,007.92
<u>EXPENSES</u>							
<u>UTILITIES</u>							
5020 Cable	0.00	0.00	0.00	719.97	0.00	(719.97)	0.00
5040 Electric	4,352.68	3,788.31	(564.37)	52,935.44	49,573.44	(3,362.00)	54,000.00
5060 Gas	975.65	1,809.05	833.40	10,630.82	13,143.63	2,512.81	16,000.00
5120 Sanitation - Refuse	816.17	568.75	(247.42)	7,358.96	6,256.25	(1,102.71)	6,825.00
5140 Sewer	5,513.45	5,743.61	230.16	60,644.94	63,238.92	2,593.98	69,000.00
5160 Telephone	1,351.00	1,270.00	(81.00)	14,391.52	13,970.00	(421.52)	15,240.00
5180 Water - Bldg	3,633.65	4,007.74	374.09	37,013.97	43,787.74	6,773.77	48,220.00
5181 Water - Fire Sprinklers	138.65	166.67	28.02	1,525.15	1,833.33	308.18	2,000.00
5182 Water - Irrigation	5,599.47	2,441.45	(3,158.02)	35,423.47	41,213.81	5,790.34	43,000.00
SUBTOTAL UTILITIES	22,380.72	19,795.58	(2,585.14)	220,644.24	233,017.12	12,372.88	254,285.00
<u>MAINTENANCE</u>							
5215 Building-Exterior	1,228.57	416.67	(811.90)	4,423.93	4,583.33	159.40	5,000.00
5216 Backflow Inspection	545.41	0.00	(545.41)	545.41	400.00	(145.41)	400.00
5218 Club House Maint/Repair	0.00	208.33	208.33	5,428.70	2,291.67	(3,137.03)	2,500.00
5220 Common Area Maint/Repair	0.00	0.00	0.00	7.46	0.00	(7.46)	0.00
5226 Elevator Contract	2,882.64	2,979.17	96.53	31,709.04	32,770.83	1,061.79	35,750.00
5227 Elevator Maintenance	0.00	166.67	166.67	343.48	1,833.33	1,489.85	2,000.00
5230 Fire Sprinkler Insp.	410.70	205.35	(205.35)	2,246.02	2,258.85	12.83	2,464.20
5231 Fire Sprinkler Maintenance	0.00	41.67	41.67	942.25	458.33	(483.92)	500.00

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5232 Fire Sprinkler Monitoring	80.00	40.00	(40.00)	685.35	440.00	(245.35)	480.00
5233 Annual fire ext. inspection	0.00	0.00	0.00	0.00	1,850.00	1,850.00	1,850.00
5235 Equipment	6,222.78	125.00	(6,097.78)	12,510.94	1,375.00	(11,135.94)	1,500.00
5260 Irrigation Maint/Repair	0.00	166.67	166.67	2,123.33	1,833.33	(290.00)	2,000.00
5262 Clubhouse Cleaning	1,100.00	1,100.00	0.00	12,100.00	12,100.00	0.00	13,200.00
5290 Landscape Extras	2,220.00	208.33	(2,011.67)	4,035.00	2,291.67	(1,743.33)	2,500.00
5295 Landscape Contract/Supplies	7,175.00	7,175.00	0.00	78,925.00	78,925.00	0.00	86,100.00
5306 On Site Maintenance Staff	4,500.49	4,500.00	(0.49)	48,381.95	49,500.00	1,118.05	54,000.00
5307 Onsite Maint Payroll Taxes	355.37	224.38	(130.99)	4,642.57	5,985.26	1,342.69	6,500.00
5320 Exterminating	265.00	300.00	35.00	2,527.00	3,300.00	773.00	3,600.00
5321 Termite Control	143.75	150.00	6.25	1,431.25	1,650.00	218.75	1,800.00
5335 Pool/Spa Repairs	3,236.59	200.00	(3,036.59)	13,640.99	2,200.00	(11,440.99)	2,400.00
5340 Pool/Spa Service Contract	440.00	440.00	0.00	4,885.74	4,840.00	(45.74)	5,280.00
5380 Roof Maint/Repair	0.00	83.33	83.33	0.00	916.67	916.67	1,000.00
SUBTOTAL MAINTENANCE	30,806.30	18,730.57	(12,075.73)	231,535.41	211,803.27	(19,732.14)	230,824.20
SUPPLIES							
5500 Maintenance Supplies	660.35	166.67	(493.68)	4,425.42	1,833.33	(2,592.09)	2,000.00
5510 Fountain/Lake Supp./Chemicals	0.00	0.00	0.00	92.92	0.00	(92.92)	0.00
5535 Lighting Supplies	118.43	125.00	6.57	2,209.28	1,375.00	(834.28)	1,500.00
5540 Pool/Spa Supplies/Chemicals	429.19	145.43	(283.76)	4,530.58	2,845.55	(1,685.03)	3,000.00
SUBTOTAL SUPPLIES	1,207.97	437.10	(770.87)	11,258.20	6,053.88	(5,204.32)	6,500.00
ADMINISTRATION							
5610 Accounting/Tax Prep.	0.00	0.00	0.00	850.00	1,000.00	150.00	1,000.00
5630 Bad Debt	0.00	156.89	156.89	0.00	1,725.83	1,725.83	1,882.72
5640 Bank Charges	20.00	0.00	(20.00)	60.00	0.00	(60.00)	0.00
5670 Collections	15.00	62.50	47.50	580.00	687.50	107.50	750.00
5671 Collections - Attorney	0.00	12.50	12.50	1,147.50	137.50	(1,010.00)	150.00
5673 Collection Agency Fee	0.00	16.67	16.67	0.00	183.33	183.33	200.00
5675 Compliance Photos	0.00	0.00	0.00	4.00	0.00	(4.00)	0.00
5720 Insurance	4,135.66	4,050.00	(85.66)	46,176.66	44,550.00	(1,626.66)	48,600.00
5730 Legal	0.00	208.33	208.33	5,650.19	2,291.67	(3,358.52)	2,500.00
5740 Management Fee	3,368.40	3,368.42	0.02	37,052.40	37,052.58	0.18	40,421.00
5800 Miscellaneous Office	107.51	0.00	(107.51)	107.51	0.00	(107.51)	0.00
5820 Office & Printing	1,499.48	2,042.57	543.09	8,664.60	6,449.14	(2,215.46)	7,200.00
5823 Office Administrative Salary	2,912.00	2,833.33	(78.67)	29,708.50	31,166.67	1,458.17	34,000.00
5824 Office Admin Payroll Taxes	337.40	350.00	12.60	3,950.32	3,850.00	(100.32)	4,200.00
5830 Permits	270.00	270.00	0.00	505.00	505.00	0.00	505.00
5840 Postage	145.92	224.36	78.44	527.28	754.28	227.00	800.00
5870 Social Expenses	559.99	414.12	(145.87)	4,420.68	3,815.87	(604.81)	4,000.00
5900 Taxes-Income	0.00	0.00	0.00	(1,559.38)	0.00	1,559.38	1,500.00
5935 Website	50.00	50.00	0.00	550.00	550.00	0.00	600.00
SUBTOTAL ADMINISTRATION	13,421.36	14,059.69	638.33	138,395.26	134,719.37	(3,675.89)	148,308.72
TOTAL OPERATING EXPENSES	67,816.35	53,022.94	(14,793.41)	601,833.11	585,593.64	(16,239.47)	639,917.92

<u>Description</u>	<u>Current Period</u>			<u>Year-To-Date</u>			<u>Yearly Budget</u>
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	
CURRENT YEAR NET INCOME/(LOSS) BEFORE FUND TRANSFERS	5,201.98	19,227.72	(14,025.74)	199,023.87	209,163.62	(10,139.75)	227,090.00
FUND TRANSFERS							
6010 Reserve Allocation	<u>18,924.17</u>	<u>18,924.17</u>	<u>0.00</u>	<u>208,165.83</u>	<u>208,165.83</u>	<u>0.00</u>	<u>227,090.00</u>
SUBTOTAL FUND TRANSFERS	18,924.17	18,924.17	0.00	208,165.83	208,165.83	0.00	227,090.00
TOTAL EXPENSES	86,740.52	71,947.11	(14,793.41)	809,998.94	793,759.47	(16,239.47)	867,007.92
CURRENT YEAR NET INCOME/(LOSS)	<u>(13,722.19)</u>	<u>303.55</u>	<u>(14,025.74)</u>	<u>(9,141.96)</u>	<u>997.79</u>	<u>(10,139.75)</u>	<u>0.00</u>

La Solana Condominium Association

Income/Expense Statement - Reserve Fund

Period: 11/1/2017 - 11/30/2017

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
INCOME ACCOUNTS							
8010 Reserve Allocation	18,924.17	18,924.17	0.00	208,165.83	208,165.83	0.00	227,090.00
8020 Reserve Contributions	573.58	1,300.00	(726.42)	17,991.70	14,300.00	3,691.70	15,600.00
8050 Interest Income	389.60	360.00	29.60	3,385.15	3,960.00	(574.85)	4,320.00
SUBTOTAL INCOME ACCOUNTS	19,887.35	20,584.17	(696.82)	229,542.68	226,425.83	3,116.85	247,010.00
TOTAL INCOME	19,887.35	20,584.17	(696.82)	229,542.68	226,425.83	3,116.85	247,010.00
EXPENSES							
RESERVE EXPENDITURES							
9280 Elevator	0.00	0.00	0.00	169,693.35	0.00	(169,693.35)	0.00
9430 HVAC	0.00	0.00	0.00	0.00	23,870.25	23,870.25	23,870.25
9725 Pool - Deck	0.00	0.00	0.00	0.00	4,774.05	4,774.05	4,774.05
9730 Pool/Spa - Equipment	0.00	0.00	0.00	2,775.99	1,432.22	(1,343.77)	1,432.22
9735 Pool/Spa - Furniture	0.00	0.00	0.00	2,654.79	9,548.10	6,893.31	9,548.10
9805 Roofing	0.00	0.00	0.00	4,250.00	0.00	(4,250.00)	0.00
9840 Shade Structure	0.00	0.00	0.00	495.00	0.00	(495.00)	0.00
9878 Structure	0.00	0.00	0.00	4,480.16	0.00	(4,480.16)	0.00
9925 Theater System	0.00	0.00	0.00	2,383.08	0.00	(2,383.08)	0.00
9935 Trash Compactor	0.00	5,304.50	5,304.50	0.00	5,304.50	5,304.50	5,304.50
9940 Tree Trimming	0.00	0.00	0.00	14,312.50	0.00	(14,312.50)	0.00
SUBTOTAL RESERVE EXPENDITURES	0.00	5,304.50	5,304.50	201,044.87	44,929.12	(156,115.75)	44,929.12
TOTAL EXPENSES	0.00	5,304.50	5,304.50	201,044.87	44,929.12	(156,115.75)	44,929.12
CURRENT YEAR NET INCOME/(LOSS)	19,887.35	15,279.67	4,607.68	28,497.81	181,496.71	(152,998.90)	202,080.88

**La Solana Condominium Association
Cash Flow Statement - Operating Cash
11/1/2017 - 11/30/2017**

Operating Cash Balance 11/1/2017		\$40,075.90
Cash Received 11/1/2017 - 11/30/2017		
Prepaid Assessments	\$24,148.45	
Misc. Charges	\$200.00	
Reserve	\$1,794.82	
ASSESSMENT	\$55,109.70	
vlg bute - crow - lse 11/17	\$448.00	
Rhonda Wentzloff	\$50.00	
Interest Received	\$2.67	
Cash Received 11/1/2017 - 11/30/2017		\$81,753.64
Cash Disbursements 11/1/2017 - 11/30/2017		
Checks Issued for Payables	\$66,111.73	
Cash Receipt Adjustments	\$587.66	
Returned Item Fees	\$20.00	
Cash Paid Out 11/1/2017 - 11/30/2017		(\$66,719.39)
Transfers 11/1/2017 - 11/30/2017		
From: Oper-MOB-0.05%	\$573.58	
To: RSV-MOBk-MM-0.18%		
From: Oper-MOB-0.05%	\$18,924.17	
To: RSV-MOBk-MM-0.18%		
From: Oper-MOB-0.05%	\$1,000.00	
To: Oper-Maint Projects-0.05%		
From: Oper-Maint Projects-0.05%	\$3,609.38	
To: Oper-MOB-0.05%		
Cash Transferred to Operating Cash 11/1/2017 - 11/30/2017		\$4,609.38
Cash Transferred from Operating Cash 11/1/2017 - 11/30/2017		(\$24,107.13)
Cash On Hand 11/30/2017		\$35,612.40
Liabilities As Of 11/30/2017		
Accounts Payable - Operating Fund		\$(8,947.72)
Insurance Payable		\$(3,359.00)
Insurance Claim Payable		\$(4,184.93)
Prepaid Assessments		\$(35,866.81)
Cash On Hand Less Liabilities		(\$16,746.06)

La Solana Condominium Association
Cash Flow Statement - Reserves
11/1/2017 - 11/30/2017

Reserves Balance 11/1/2017		\$577,999.24
Cash Received 11/1/2017 - 11/30/2017		
Interest Received	\$389.60	
Cash Received 11/1/2017 - 11/30/2017		\$389.60
Cash Disbursements 11/1/2017 - 11/30/2017		
Checks Issued for Payables	\$0.00	
Cash Paid Out 11/1/2017 - 11/30/2017		\$0.00
Transfers 11/1/2017 - 11/30/2017		
From: Oper-MOB-0.05%	\$573.58	
To: RSV-MOBk-MM-0.18%		
From: Oper-MOB-0.05%	\$18,924.17	
To: RSV-MOBk-MM-0.18%		
Cash Transferred to Reserves 11/1/2017 - 11/30/2017		\$19,497.75
Cash Transferred from Reserves 11/1/2017 - 11/30/2017		\$0.00
Cash On Hand 11/30/2017		\$597,886.59
Liabilities As Of 11/30/2017		
Accounts Payable - Reserves Fund		\$0.00
Cash On Hand Less Liabilities		\$597,886.59