

Ocean Neighbors HOA, Inc.
 Balance Sheet
 As of 09/30/17

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH ACCOUNTS					
1120-001	BB&T Operating Cash	34,221.30			34,221.30
1220-002	BB&T Capital Reserve		12,635.61		12,635.61
TOTAL CASH ACCOUNTS		34,221.30	12,635.61	.00	46,856.91
A/R & PREPAIDS					
1301-001	Accounts Receivable	11,396.94			11,396.94
1302-001	Allow for Doubtful Account	(734.94)			(734.94)
1400-001	Prepaid Insurance	6,364.21			6,364.21
TOTAL A/R & PREPAIDS		17,026.21	.00	.00	17,026.21
OTHER ASSETS					
1501-002	CD #8310585592		9,000.00		9,000.00
1502-002	CD #8310604276		10,217.49		10,217.49
1503-002	CD #8310708940		5,420.45		5,420.45
1504-002	CD #8310732539		10,455.12		10,455.12
TOTAL OTHER ASSETS		.00	35,093.06	.00	35,093.06
TOTAL ASSETS		51,247.51	47,728.67	.00	98,976.18
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LIABILITIES					
2100-001	Accounts Payable	621.05			621.05
2120-001	Prepaid Owner Assessments	535.67			535.67
2400-001	Notes Payable	3,684.10			3,684.10
TOTAL LIABILITIES		4,840.82	.00	.00	4,840.82
EQUITY					
3910-002	Reserve Transfer		5,800.00		5,800.00
3920-002	Reserve Lake Project		(3,682.00)		(3,682.00)
3990-001	Retained Earnings	27,663.43			27,663.43
3990-002	Retained Earnings - Reserve		43,561.97		43,561.97
	Current Year Profit	18,743.26	2,048.70	.00	20,791.96
TOTAL EQUITY		48,406.89	47,728.67	.00	94,135.36
TOTAL LIABILITIES & EQUITY		51,247.51	47,728.67	.00	98,976.18

Ocean Neighbors HOA, Inc.

Income/Expense Statement Sub-account: 001 Operating Fund

Period: 09/01/17 to 09/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
04200-001	Assessment: Regular	.00	.00	.00	72,000.00	72,000.00	.00	72,000.00
04201-001	Assessment: Credit-Act Office	.00	.00	.00	(150.00)	.00	(150.00)	.00
04530-001	Go Fund Me Income	.00	.00	.00	1,890.31	.00	1,890.31	.00
04600-001	Late Fees & Fines	(129.05)	.00	(129.05)	2,133.72	.00	2,133.72	.00
04760-001	Violations	550.00	.00	550.00	1,125.00	.00	1,125.00	.00
	Total Income	420.95	.00	420.95	76,799.03	72,000.00	4,799.03	72,000.00
EXPENSES								
Administrative Expenses								
05100-001	Accounting	.00	16.67	16.67	345.00	150.03	(194.97)	200.00
05140-001	Bad Debt	33.33	33.33	.00	299.97	299.97	.00	400.00
05230-001	Go Fund Me Expenses	.00	.00	.00	1,594.95	.00	(1,594.95)	.00
05250-001	Insurance	786.40	608.33	(178.07)	4,792.98	5,474.97	681.99	7,300.00
05430-001	Legal	167.50	516.67	349.17	3,054.33	4,650.03	1,595.70	6,200.00
05475-001	Newsletter	.00	41.67	41.67	373.01	375.03	2.02	500.00
05480-001	Office/Admin Supply & Expense	14.65	166.67	152.02	4,017.01	1,500.03	(2,516.98)	2,000.00
05540-001	Social Activities	400.00	583.33	183.33	3,366.43	5,249.97	1,883.54	7,000.00
05580-001	Taxes	.00	1.33	1.33	.00	11.97	11.97	16.00
05600-001	Website	.00	50.00	50.00	150.00	450.00	300.00	600.00
05840-001	Management Fees	1,500.00	1,320.00	(180.00)	13,500.00	11,880.00	(1,620.00)	15,840.00
	Total Administrative Expense	2,901.88	3,338.00	436.12	31,493.68	30,042.00	(1,451.68)	40,056.00
Grounds Maintenance & Other Expenses								
06180-001	Dock Maintenance & Repairs	.00	83.33	83.33	2,915.00	749.97	(2,165.03)	1,000.00
06220-001	Electricity - Landscape	221.05	291.67	70.62	1,980.09	2,625.03	644.94	3,500.00
06253-001	Fertilization	90.00	83.33	(6.67)	1,684.00	749.97	(934.03)	1,000.00
06278-001	Gazebo Repairs	.00	208.33	208.33	2,448.51	1,874.97	(573.54)	2,500.00
06300-001	Lagoon/Lake/Pond Maint.	.00	83.33	83.33	410.00	749.97	339.97	1,000.00
06320-001	Landscape Contract Services	904.00	904.00	.00	8,136.00	8,136.00	.00	10,848.00
06370-001	Landscape Supplies	.00	66.67	66.67	2,611.22	600.03	(2,011.19)	800.00
06371-001	Landscape Supplies: Pine Stra	.00	83.33	83.33	853.60	749.97	(103.63)	1,000.00
06420-001	Misc. Grounds Maintenance	.00	166.67	166.67	1,318.35	1,500.03	181.68	2,000.00
06485-001	Playground Updates	.00	166.67	166.67	.00	1,500.03	1,500.03	2,000.00
06800-001	Water - Irrigation	211.12	175.00	(36.12)	1,295.29	1,575.00	279.71	2,100.00
07005-001	General Maintenance	.00	125.00	125.00	888.00	1,125.00	237.00	1,500.00
	Total Grounds Maint & Oth Exp	1,426.17	2,437.33	1,011.16	24,540.06	21,935.97	(2,604.09)	29,248.00

Ocean Neighbors HOA, Inc.

Income/Expense Statement
 Sub-account: 001 Operating Fund

Period: 09/01/17 to 09/30/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Litigation Expenses								
	Total Litigation Expenses	.00	.00	.00	.00	.00	.00	.00
	Total Operating Expenses	4,328.05	5,775.33	1,447.28	56,033.74	51,977.97	(4,055.77)	69,304.00
Transfers								
08920-001	Transfer to Capital Reserve	224.67	224.67	.00	2,022.03	2,022.03	.00	2,696.00
	Total Transfers	224.67	224.67	.00	2,022.03	2,022.03	.00	2,696.00
	Net Operating Income (Loss)	(4,131.77)	(6,000.00)	1,868.23	18,743.26	18,000.00	743.26	.00

Ocean Neighbors HOA, Inc.
Reserve Income/Expense Statement
Sub-account: 002 Capital Reserve Fund

Period: 09/01/17 to 09/30/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME								
04920-002	Reserve: Contributions	224.67	.00	224.67	2,022.03	.00	2,022.03	.00
04990-002	Reserve: Interest Earned	2.55	.00	2.55	26.67	.00	26.67	.00
	Total Income	227.22	.00	227.22	2,048.70	.00	2,048.70	.00
EXPENSES								
	Total Expenses	.00	.00	.00	.00	.00	.00	.00
	Net Reserve Income (Loss)	227.22	.00	227.22	2,048.70	.00	2,048.70	.00