

HOA FINANCIAL OPERATIONS

HOA OPERATES AT A LOSS UNDER RON AND DEREK from 2016-2018

2016

17-Jan-17
03:19 PM

THE VILLAGES AT HERITAGE SPRINGS HOA
INCOME STATEMENT
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2016

PMG-MGM

ACTUAL	CURRENT PERIOD BUDGET	PERIOD VARIANCE		ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE
564.95	564.95		9279 VEHICLE GATES	6,779.40	6,779.40	
4.24	.00	4.24-	9290 INTEREST	1,686.42	.00	1,686.42-
1.47	1.47		9730 CONTINGENCY	75,017.64	17.64	75,000.00-
<u>10,298.91</u>	<u>10,294.67</u>	<u>4.24-</u>	TOTAL RESERVE ALLOCATIONS	<u>200,222.46</u>	<u>123,536.04</u>	<u>76,686.42-</u>
<u>61,475.21</u>	<u>64,332.00</u>	<u>2,856.79</u>	TOTAL EXPENSES & ALLOCATIONS	<u>932,849.67</u>	<u>771,984.00</u>	<u>160,865.67-</u>
<u>3,753.98</u>	<u>.00</u>	<u>3,753.98</u>	NET GAIN OR LOSS	<u>133,923.65-</u>	<u>.00</u>	<u>133,923.65-</u>

2017

15-Jan-18
11:07 AM

THE VILLAGES AT HERITAGE SPRINGS HOA
INCOME STATEMENT
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2017

PMG-M

ACTUAL	CURRENT PERIOD BUDGET	PERIOD VARIANCE		ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE
9,590.43	10,330.99	740.56	TOTAL RESERVE ALLOCATIONS	116,795.00	123,971.88	7,176.88
85,436.02	67,157.80	18,278.22-	TOTAL EXPENSES & ALLOCATIONS	856,509.30	805,893.60	50,615.70-
<u>18,895.84-</u>	<u>.00</u>	<u>18,895.84-</u>	NET GAIN OR LOSS	<u>47,988.58-</u>	<u>.00</u>	<u>47,988.58-</u>

2018

15-Jan-19
11:39 AM

THE VILLAGES AT HERITAGE SPRINGS HOA
INCOME STATEMENT
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2018

PMG-M

ACTUAL	CURRENT PERIOD BUDGET	PERIOD VARIANCE		ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE
18.63	18.63		9267 SPORTS COURTS	223.56	223.56	
127.03	127.03		9276 MAIL BOXES	1,524.36	1,524.36	
470.53	470.53		9279 VEHICLE GATES	5,646.36	5,646.36	
5,228.20	.00	5,228.20-	9290 INTEREST	8,987.00	.00	8,987.00-
9.72	9.72		9730 CONTINGENCY	116.64	116.64	
<u>15,559.19</u>	<u>10,330.99</u>	<u>5,228.20-</u>	TOTAL RESERVE ALLOCATIONS	<u>132,958.88</u>	<u>123,971.88</u>	<u>8,987.00-</u>
<u>97,315.97</u>	<u>70,002.91</u>	<u>27,313.06-</u>	TOTAL EXPENSES & ALLOCATIONS	<u>942,974.09</u>	<u>840,035.25</u>	<u>102,938.84-</u>
<u>28,249.89-</u>	<u>2,756.92-</u>	<u>25,492.97-</u>	NET GAIN OR LOSS	<u>100,265.63-</u>	<u>33,082.93-</u>	<u>67,182.70-</u>

$$(-)133,923.65 + (-)47,988.58 + (-) 67,182.70 = 249,094.93 / 3 \text{ years} =$$

AVERAGE LOSS OF \$83,031.64 per year!

STARTING 2019, MORE OVERSIGHT FROM NEW BOARD MEMBER

14-Jan-20
05:10 PM

THE VILLAGES AT HERITAGE SPRINGS HOA
INCOME STATEMENT
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2019

PMG-N

ACTUAL	CURRENT PERIOD BUDGET	VARIANCE		ACTUAL	YEAR TO DATE BUDGET	VARIANCE
86,289.40	77,739.62	8,549.78-	TOTAL EXPENSES & ALLOCATIONS	863,579.09	932,875.44	69,296.35
22,472.67-	11,664.37-	10,808.30-	NET GAIN OR LOSS	35,838.63-	139,972.44-	104,133.81

First time GAIN is seen in three years due to more accountability!