

## Balance Sheet

Properties: Bella Vista - Various Medford, OR 97504

As of: 12/31/2019

Accounting Basis: Accrual

GL Account Map: Bella Vista

Level of Detail: Detail View

Account Number	Account Name	Balance
<b>ASSETS</b>		
<b>Cash</b>		
<b>OPERATING FUNDS</b>		
1010	Alliance Operating	20,417.37
1020	Working Fund	6,292.41
<b>Total OPERATING FUNDS</b>		<b>26,709.78</b>
<b>RESERVE FUNDS</b>		
1110	Alliance Reserve Money Market	50,141.59
<b>Total RESERVE FUNDS</b>		<b>50,141.59</b>
<b>REFUNDABLE DEPOSITS</b>		
1210	Alliance ARC Deposits	69,250.00
<b>Total REFUNDABLE DEPOSITS</b>		<b>69,250.00</b>
<b>Total Cash</b>		<b>146,101.37</b>
<b>CURRENT ASSETS</b>		
1310	Accounts Receivable	28,252.50
<b>Total CURRENT ASSETS</b>		<b>28,252.50</b>
<b>TOTAL ASSETS</b>		<b>174,353.87</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
<b>LIABILITIES</b>		
2010	Refundable ARC Deposit	69,250.00
2300	Prepayments	1,395.27
2500	Accounts Payable	32,826.50
<b>Total LIABILITIES</b>		<b>103,471.77</b>
<b>Total Liabilities</b>		<b>103,471.77</b>
<b>Capital</b>		
<b>EQUITY</b>		
<b>RESERVE FUNDS</b>		
5105	Common Retained Reserves	53,174.27
5110	Common Reserve Expenses	-3,248.94
5190	Current Year Reserve Interest	216.26
<b>Total RESERVE FUNDS</b>		<b>50,141.59</b>
5998	Prior Years Retained Earnings	25,800.13
<b>Total EQUITY</b>		<b>75,941.72</b>
Calculated Retained Earnings		-5,059.62
<b>Total Capital</b>		<b>70,882.10</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>174,353.87</b>

# Income/Expense Report

Properties: Bella Vista - Various Medford, OR 97504

As of: Dec 2019

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Bella Vista

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>								
6100	Assessments	5,872.50	7,757.70	-1,885.20	80,259.00	93,092.40	-12,833.40	93,092.40
6101	Deferred Assessments	1,885.00	0.00	1,885.00	12,760.00	0.00	12,760.00	0.00
6130	ARC Fees	0.00	0.00	0.00	10,000.00	0.00	10,000.00	0.00
6145	Collection Fees	0.00	0.00	0.00	6.67	0.00	6.67	0.00
6155	Buyer Transfer Fee	0.00	0.00	0.00	175.00	0.00	175.00	0.00
6170	Working Fund Income	0.00	0.00	0.00	1,200.00	0.00	1,200.00	0.00
6305	Finance Charges	10.16	0.00	10.16	65.07	0.00	65.07	0.00
6500	Savings Interest Income	3.66	0.00	3.66	51.80	0.00	51.80	0.00
<b>Total Operating Income</b>		<b>7,771.32</b>	<b>7,757.70</b>	<b>13.62</b>	<b>104,517.54</b>	<b>93,092.40</b>	<b>11,425.14</b>	<b>93,092.40</b>
<b>Expense</b>								
<b>7100</b>	<b>ADMIN/COMMUNITY EXPENSES</b>							
7110	Bank Services Charges	12.00	8.33	-3.67	114.25	100.00	-14.25	100.00
7120	Board Operations/Meetings	0.00	16.66	16.66	215.00	200.00	-15.00	200.00
7130	Insurance	0.00	166.66	166.66	1,933.00	2,000.00	67.00	2,000.00
7140	Operating Contingency	0.00	83.33	83.33	0.00	1,000.00	1,000.00	1,000.00
7150	Postage	23.50	12.50	-11.00	238.68	150.00	-88.68	150.00
7160	Taxes	0.00	4.16	4.16	50.00	50.00	0.00	50.00
<b>Total ADMIN/COMMUNITY EXPENSES</b>		<b>35.50</b>	<b>291.64</b>	<b>256.14</b>	<b>2,550.93</b>	<b>3,500.00</b>	<b>949.07</b>	<b>3,500.00</b>
<b>7300</b>	<b>GROUNDS EXPENSES</b>							
7317	Fountain Maintenance	0.00	166.66	166.66	1,775.00	2,000.00	225.00	2,000.00
7320	Grounds Maint. Expenses	0.00	75.00	75.00	246.25	900.00	653.75	900.00
7340	Common Landscape Contract	3,150.00	3,150.00	0.00	37,800.00	37,800.00	0.00	37,800.00
7350	Landscape Contingency	0.00	541.66	541.66	11,434.57	6,500.00	-4,934.57	6,500.00
7356	Landscape - Ag Buffer	0.00	291.66	291.66	0.00	3,500.00	3,500.00	3,500.00

## Income/Expense Report

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7380	Common Utilities	756.13	1,106.25	350.12	12,959.45	13,275.00	315.55	13,275.00
7390	Vandalism	0.00	16.66	16.66	0.00	200.00	200.00	200.00
	<b>Total GROUNDS EXPENSES</b>	<b>3,906.13</b>	<b>5,347.89</b>	<b>1,441.76</b>	<b>64,215.27</b>	<b>64,175.00</b>	<b>-40.27</b>	<b>64,175.00</b>
<b>7500</b>	<b>PROFESSIONAL EXPENSES</b>							
7510	Accountant- Tax Prep/ Review	0.00	231.25	231.25	2,775.00	2,775.00	0.00	2,775.00
7515	Transfer Fee	0.00	0.00	0.00	175.00	0.00	-175.00	0.00
7520	ARC Fee Disbursement	0.00	0.00	0.00	10,000.00	0.00	-10,000.00	0.00
7530	Legal Services	0.00	16.66	16.66	0.00	200.00	200.00	200.00
7540	Management Fees	1,000.00	1,000.00	0.00	12,150.00	12,000.00	-150.00	12,000.00
7550	Reserve Study Update	0.00	95.33	95.33	1,144.00	1,144.00	0.00	1,144.00
	<b>Total PROFESSIONAL EXPENSES</b>	<b>1,000.00</b>	<b>1,343.24</b>	<b>343.24</b>	<b>26,244.00</b>	<b>16,119.00</b>	<b>-10,125.00</b>	<b>16,119.00</b>
9010	Common Reserve Allocation	1,380.58	1,380.58	0.00	16,566.96	16,567.00	0.04	16,567.00
	<b>Total Operating Expense</b>	<b>6,322.21</b>	<b>8,363.35</b>	<b>2,041.14</b>	<b>109,577.16</b>	<b>100,361.00</b>	<b>-9,216.16</b>	<b>100,361.00</b>
	Total Operating Income	7,771.32	7,757.70	13.62	104,517.54	93,092.40	11,425.14	93,092.40
	Total Operating Expense	6,322.21	8,363.35	2,041.14	109,577.16	100,361.00	-9,216.16	100,361.00
	<b>NOI - Net Operating Income</b>	<b>1,449.11</b>	<b>-605.65</b>	<b>2,054.76</b>	<b>-5,059.62</b>	<b>-7,268.60</b>	<b>2,208.98</b>	<b>-7,268.60</b>
	Total Income	7,771.32	7,757.70	13.62	104,517.54	93,092.40	11,425.14	93,092.40
	Total Expense	6,322.21	8,363.35	2,041.14	109,577.16	100,361.00	-9,216.16	100,361.00
	<b>Net Income</b>	<b>1,449.11</b>	<b>-605.65</b>	<b>2,054.76</b>	<b>-5,059.62</b>	<b>-7,268.60</b>	<b>2,208.98</b>	<b>-7,268.60</b>