



# Association Management Report

**December 2017**

Prepared for:

**Barkley Property Owners Association**



Community Association Management Professionals

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# Barkley Property Owners Association

## Balance Sheet

12/31/2017

### Assets

Accounts Receivable	4,175.95
Barkley Property Owners FCB x6385	14,012.34
Barkley Property FCB Bus Savings x7426	55,887.00

### Total Assets

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**74,075.29**

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### Liabilities

Accounts Receivable Over Collected	7,978.00
Accounts Payable - Net Total	(27.85)

### Total Liabilities

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**7,950.15**

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### Net Worth

Current Operation Funds	32,440.91
Reserve Contingency Funds	28,512.00
Net Income	5,172.23

### Total Net Worth

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**66,125.14**

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### Total Net Worth and Liabilities

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**74,075.29**

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# Barkley Property Owners Association

## Revenues and Expenses Statement

From 12/01/2017 to 12/31/2017

Current Year

### Revenues

Interest Income	1.42
Late Fees	280.00

<b>Total Revenue</b>	<b>281.42</b>
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### Expenses

Landscaping Contract	3,000.00
Water	215.43
Electric General	208.89
Management Fees	764.00
Administrator fees	78.10
Social	521.87
Telephone - Landlines	243.84
Pool: Contract	580.23
Miscellaneous expenses	202.09
Reserve Account	1,400.00

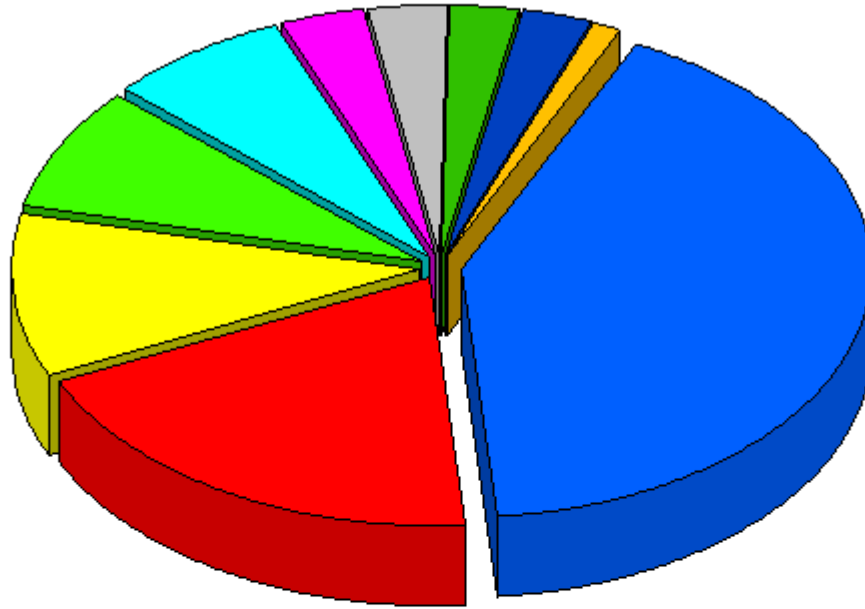
<b>Total Expense</b>	<b>7,214.45</b>
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<b>Net Income</b>	<b>(6,933.03)</b>
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## Barkley Property Owners Association

### Expense Distribution for the Period

From 12/01/2017 to 12/31/2017



Landscaping Contract	41.6%
Reserve Account	19.4%
Management Fees	10.6%
Pool: Contract	8.0%
Social	7.2%
Telephone - Landlines	3.4%
Water	3.0%
Electric General	2.9%
Miscellaneous expenses	2.8%
Administrator fees	1.1%
Total:	100.0%

# Barkley Property Owners Association

## Income and Expense Comparative Statement

From : 12/01/2017 to 12/31/2017

	<u>December 2017</u>			<u>January to December</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>
<b><u>Revenues</u></b>						
Residential Assessments				81,000	81,000	
Interest Income	1		1	15		15
Late Fees	280		280	3,400		3,400
Other Income				50		50
<b>Total Revenues</b>	<b>281</b>	<b>0</b>	<b>281</b>	<b>84 ,465</b>	<b>81, 000</b>	<b>3 ,465</b>
<b><u>Expenses</u></b>						
Taxes				400	370	(30)
Legal		68	68	138	750	612
Insurance				5,329	5,131	(198)
Landscaping Contract	3,000	1,143	(1,857)	16,192	13,661	(2,531)
Landscaping - Repairs				3,162	3,000	(162)
Water	215	75	(140)	5,154	5,875	721
Electric General	209	242	33	3,693	2,904	(789)
Repairs and Maintenance		500	500	1,039	6,000	4,961
Management Fees	764	765	1	8,876	8,953	77
Administrator fees	78	212	134	2,335	2,500	165
Meeting Expense				20	300	280
Social	522	138	(384)	1,518	1,634	116
Telephone - Landlines	244	35	(209)	1,387	1,110	(277)
Pool: Contract	580	541	(39)	6,924	6,492	(432)
Pool: Repairs and Maintenance				1,984	4,700	2,716
Miscellaneous expenses	202	72	(130)	616	820	204
Reserve Account	1,400	1,400		20,525	16,800	(3,725)
<b>Total Expenses</b>	<b>7, 214</b>	<b>5 ,191</b>	<b>(2,023)</b>	<b>79 ,292</b>	<b>81, 000</b>	<b>1 ,708</b>
<b>Net Income</b>	<b>(6,933)</b>	<b>(5,191)</b>	<b>(1,742)</b>	<b>5,173</b>	<b>0</b>	<b>5,173</b>