

Licorice Fern II Homeowners' Association

09/30/2015

Financial Statements

(unaudited)

Pinnacle- Association Division

Included Reports

Fund Balance Sheet

Income/Expense Statement

12 Month Actual / Budget Comparison

Copies

1

1

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c/o Pinnacle
2801 Alaskan Way, Suite 200
Seattle WA 98121

		Operating Fund	Reserve Fund	Other Fund	Totals
ASSETS					
10000	Operating Checking Acct - CAB 2444	10,973.60	0.00	0.00	10,973.60
11010	Legal Savings - CAB 5833	6,152.48	0.00	0.00	6,152.48
13000	Reserve Account - CAB MM 5825	0.00	14,116.46	0.00	14,116.46
17000	Petty Cash	1,000.00	0.00	0.00	1,000.00
17100	Prepaid Insurance	2,201.02	0.00	0.00	2,201.02
	TOTAL ASSETS	<u>20,327.10</u>	<u>14,116.46</u>	<u>0.00</u>	<u>34,443.56</u>
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
21000	Prepaid Assessments	480.78	0.00	0.00	480.78
	Subtotal Current Liab.	480.78	0.00	0.00	480.78
EQUITY:					
35000	Retained Earnings - Operating	11,284.48	0.00	0.00	11,284.48
35010	Retained Earnings - Reserve Fund	0.00	19,062.02	0.00	19,062.02
	Current Year Surplus/ (Deficit)	8,561.84	(4,945.56)	0.00	3,616.28
	Subtotal Equity	19,846.32	14,116.46	0.00	33,962.78
	TOTAL LIABILITIES & EQUITY	<u>20,327.10</u>	<u>14,116.46</u>	<u>0.00</u>	<u>34,443.56</u>

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	Current Actual	Current Budget	Current Variance	Y-T-D Actual	Y-T-D Budget	Y-T-D Variance	Total Budget
OPERATING INCOME							
40000 Regular Assessment Income	0.00	0	0.00	30,800.00	30,800	0.00	30,800
43000 Late Fee Income	0.00	0	0.00	275.00	0	275.00	0
43050 Interest Penalty Income	0.00	0	0.00	69.36	0	69.36	0
45000 Interest Income - Operating	1.97	0	1.97	28.41	0	28.41	0
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Total Operating Income	1.97	0	1.97	31,172.77	30,800	372.77	30,800
OPERATING EXPENSE							
Admin Expenses							
50000 Office Supplies	1.70	13	11.30	14.20	117	102.80	150
50010 Postage	5.50	17	11.50	73.87	153	79.13	200
50020 Printing/Copying	16.20	34	17.80	281.03	306	24.97	405
50210 Permits & Licenses	0.00	0	0.00	10.00	10	0.00	10
50250 Functions/Social Events	0.00	93	93.00	353.10	837	483.90	1,110
50290 Web Site	0.00	0	0.00	477.69	240	(237.69)	240
50300 Management Fees	563.00	563	0.00	5,067.00	5,067	0.00	6,756
50320 Legal Fees	0.00	0	0.00	0.00	75	75.00	75
50340 Accounting/Audit Services	0.00	0	0.00	200.00	200	0.00	200
50400 Insurance	183.41	183	(0.41)	1,650.69	1,647	(3.69)	2,201
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Total Admin Expenses	769.81	903	133.19	8,127.58	8,652	524.42	11,347
Maintenance & Repairs							
52000 Repair & Maintenance Services	0.00	0	0.00	0.00	350	350.00	350
53500 Landscape - Contract	979.20	979	(0.20)	7,833.60	8,811	977.40	11,750
53510 Landscape - Irrigation Repairs	0.00	0	0.00	0.00	0	0.00	230
53550 Landscape - Monuments	0.00	0	0.00	0.00	250	250.00	250
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Total Maint & Repairs	979.20	979	(0.20)	7,833.60	9,411	1,577.40	12,580
Utilities							
56020 Electricity - Street Lights	0.00	0	0.00	660.00	672	12.00	1,010
56610 Water - Irrigation	0.00	27	27.00	289.75	108	(181.75)	163
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Total Utilities	0.00	27	27.00	949.75	780	(169.75)	1,173
Reserve Contributions							
59900 Reserve Contribution	0.00	0	0.00	5,700.00	5,700	0.00	5,700
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Total Reserve Contributions	0.00	0	0.00	5,700.00	5,700	0.00	5,700
Total Operating Expenses	1,749.01	1,909	159.99	22,610.93	24,543	1,932.07	30,800
Operating Net Surplus/ (Deficit)	<u>(1,747.04)</u>	<u>(1,909)</u>	<u>161.96</u>	<u>8,561.84</u>	<u>6,257</u>	<u>2,304.84</u>	<u>0</u>

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	Current Actual	Current Budget	Current Variance	Y-T-D Actual	Y-T-D Budget	Y-T-D Variance	Total Budget
RESERVE FUND INCOME							
47000 Reserve Contribution Income	0.00	0	0.00	5,700.00	5,700	0.00	5,700
47100 Interest Income - Reserves	1.74	0	1.74	58.07	0	58.07	0
Total Reserve Fund Income	1.74	0	1.74	5,758.07	5,700	58.07	5,700
RESERVE FUND EXPENSES							
61700 Cptl - Mailbox Install	0.00	0	0.00	10,703.63	8,416	(2,287.63)	8,416
Total Reserve Fund Expenses	0.00	0	0.00	10,703.63	8,416	(2,287.63)	8,416
Reserve Fund Surplus/ (Deficit)	1.74	0	1.74	(4,945.56)	(2,716)	(2,229.56)	(2,716)

1020 Licorice Fern II Homeowners' Association
12 Month Actual / Budget Comparison
09/30/2015

c/o Pinnacle
2801 Alaskan Way, Suite 200
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	Actual Jan 2015	Actual Feb 2015	Actual Mar 2015	Actual Apr 2015	Actual May 2015	Actual Jun 2015	Actual Jul 2015	Actual Aug 2015	Actual Sep 2015	Budget Oct 2015	Budget Nov 2015	Budget Dec 2015	Total Actual to Budget	Annual Budget	Variance	%
OPERATING INCOME																
40000	30,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,800.00	30,800	0.00	0.00 %
43000	0.00	175.00	100.00	(25.00)	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00	0	275.00	0.00 %
43050	0.00	40.46	23.12	0.00	5.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69.36	0	69.36	0.00 %
45000	2.27	6.58	4.43	4.20	1.46	4.22	1.32	1.96	1.97	0.00	0.00	0.00	28.41	0	28.41	0.00 %
Total Operating Income	30,802.27	222.04	127.55	(20.80)	32.24	4.22	1.32	1.96	1.97	0.00	0.00	0.00	31,172.77	30,800	372.77	1.21 %
OPERATING EXPENSE																
Admin Expenses																
50000	0.80	5.20	0.80	2.10	1.40	0.80	0.80	0.60	1.70	13.00	13.00	7.00	47.20	150	102.80	(68.53)%
50010	1.92	12.48	1.92	43.41	3.36	1.92	1.92	1.44	5.50	17.00	17.00	13.00	120.87	200	79.13	(39.57)%
50020	1.20	204.43	1.60	51.40	2.40	1.40	1.40	1.00	16.20	34.00	34.00	31.00	380.03	405	24.97	(6.17)%
50210	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10	0.00	0.00 %
50250	0.00	0.00	210.00	33.72	0.00	0.00	109.38	0.00	0.00	93.00	93.00	87.00	626.10	1,110	483.90	(43.59)%
50290	0.00	0.00	240.00	237.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	477.69	240	(237.69)	99.04 %
50300	563.00	563.00	563.00	563.00	563.00	563.00	563.00	563.00	563.00	563.00	563.00	563.00	6,756.00	6,756	0.00	0.00 %
50320	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75	75.00	(100.00)%
50340	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200	0.00	0.00 %
50400	183.41	183.41	183.41	183.41	183.41	183.41	183.41	183.41	183.41	183.00	183.00	188.00	2,204.69	2,201	(3.69)	0.17 %
Total Admin Expenses	960.33	968.52	1,200.73	1,114.73	753.57	750.53	859.91	749.45	769.81	903.00	903.00	889.00	10,822.58	11,347	524.42	(4.62)%
Maintenance & Repairs																
52000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350	350.00	(100.00)%
53500	0.00	979.20	979.20	979.20	979.20	979.20	979.20	979.20	979.20	979.00	979.00	981.00	10,772.60	11,750	977.40	(8.32)%
53510	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230.00	230.00	230	0.00	0.00 %
53550	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250	250.00	(100.00)%
Total Maint & Repairs	0.00	979.20	979.20	979.20	979.20	979.20	979.20	979.20	979.20	979.00	979.00	1,211.00	11,002.60	12,580	1,577.40	(12.54)%
Utilities																
56020	0.00	165.00	0.00	165.00	0.00	165.00	0.00	165.00	0.00	169.00	0.00	169.00	998.00	1,010	12.00	(1.19)%
56610	0.00	0.00	0.00	0.00	0.00	0.00	289.75	0.00	0.00	27.00	28.00	0.00	344.75	163	(181.75)	111.50 %
Total Utilities	0.00	165.00	0.00	165.00	0.00	165.00	289.75	165.00	0.00	196.00	28.00	169.00	1,342.75	1,173	(169.75)	14.47 %
Reserve Contributions																
59900	5,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,700.00	5,700	0.00	0.00 %
Total Reserve Contributions	5,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,700.00	5,700	0.00	0.00 %
Total Operating Expenses	6,660.33	2,112.72	2,179.93	2,258.93	1,732.77	1,894.73	2,128.86	1,893.65	1,749.01	2,078.00	1,910.00	2,269.00	28,867.93	30,800	1,932.07	(6.27)%
Operating Net Surplus/ (Deficit)	24,141.94	(1,890.68)	(2,052.38)	(2,279.73)	(1,700.53)	(1,890.51)	(2,127.54)	(1,891.69)	(1,747.04)	(2,078.00)	(1,910.00)	(2,269.00)	2,304.84	0	2,304.84	0.00 %

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	Actual Jan 2015	Actual Feb 2015	Actual Mar 2015	Actual Apr 2015	Actual May 2015	Actual Jun 2015	Actual Jul 2015	Actual Aug 2015	Actual Sep 2015	Budget Oct 2015	Budget Nov 2015	Budget Dec 2015	Total Actual to Budget	Annual Budget	Variance	%
RESERVE FUND INCOME																
47000 Reserve Contribution Income	5,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,700.00	5,700	0.00	0.00 %
47100 Interest Income - Reserves	0.00	15.10	9.45	9.14	0.00	18.00	2.45	2.19	1.74	0.00	0.00	0.00	58.07	0	58.07	0.00 %
Total Reserve Fund Income	5,700.00	15.10	9.45	9.14	0.00	18.00	2.45	2.19	1.74	0.00	0.00	0.00	5,758.07	5,700	58.07	1.02 %
RESERVE FUND EXPENSES																
61700 Cptl - Mailbox Install	0.00	0.00	0.00	0.00	10,703.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,703.63	8,416	(2,287.63)	27.18 %
Total Reserve Fund Expenses	0.00	0.00	0.00	0.00	10,703.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,703.63	8,416	(2,287.63)	27.18 %
Reserve Fund Surplus/ (Deficit)	5,700.00	15.10	9.45	9.14	(10,703.63)	18.00	2.45	2.19	1.74	0.00	0.00	0.00	(4,945.56)	(2,716)	(2,229.56)	(82.09)%