



# Taylor Ridge East HOA

## HOMEOWNERS ASSOCIATION

**August 2024**

**BOARD PACKET**

**Non-Meeting**

**Prepared by:**

**Cheri Matoltsy**

**COMMUNITY MANAGER**

*This management report has been prepared by Sentry Management, and is submitted to Taylor Ridge East Homeowners Association Board of Directors. If a Board member has any questions regarding the financial statements or any item in this report, please contact Management before the meeting so that any required research may be conducted.*

# Table of Contents

Cover .....	3
minutes .....	3
Financials .....	4
Bank Stmts. ....	18
Admin Items .....	29

No meeting minutes as no meeting recently  
8-2024



# FINANCIAL REPORTS



## Financial Summary

\*\*\*064120\*\*\* Taylor Ridge East HOA ASSN\*\*\*

\*\*\*July 2024\*\*\*

ASSETS		LIABILITIES	
Cash in Bank - Operating	18,595.81		
Cash in Bank-MM-Reserves	50,212.40		
Cash in Bank Oper. Reserves	899.78		
Accounts Receivable	22,116.25		
Prepaid	0.00		
<b>TOTAL ASSETS</b>	<b>91,824.24</b>		

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
<b>TOTAL INCOME</b>	<b>2,992.50</b>	<b>21,478.25</b>	<b>20,445.85</b>	<b>1,032.40</b>
<b>EXPENSES:</b>				
Building Expenses	0.00	258.02	0.00	258.02
Grounds	1,450.82	11,751.75	8,560.40	3,191.35
Pool/Club	0.00	0.00	0.00	0.00
Utilities	0.00	0.00	0.00	0.00
Administration	701.88	10,211.07	10,018.75	192.32
Reserves	266.67	1,866.65	1,866.65	0.00
<b>TOTAL EXPENSES</b>	<b>2,419.37</b>	<b>24,087.49</b>	<b>20,445.80</b>	<b>3,641.69</b>
<b>SURPLUS/(DEFICIT)</b>	<b>573.13</b>	<b>(2,609.24)</b>	<b>0.05</b>	<b>(2,609.29)</b>

### COMMENTS:

we are well within what was budgeted this year so far.

RUN 08/22/24 10:26:08

TAYLOR RIDGE EAST HOMEOWNERS ASSOCIATION INC  
 B A L A N C E   S H E E T  
 July 2024

064120

PAGE 1

		OPERATING	RESERVE	TOTAL
CURRENT ASSETS				
1015	PACIFIC WESTERN - CHECKING - PRIMARY	18,595.81		18,595.81
1016	PACIFIC WESTERN - CHECKING - RESERVE		899.78	899.78
1065	PACIFIC WESTERN - MM - RESERVE		50,212.40	50,212.40
		-----	-----	-----
		18,595.81	51,112.18	69,707.99
ACCOUNTS RECEIVABLE				
1210	ASSESSMENTS	9,599.00		9,599.00
1240	ASSESSMENTS - MISCELLANEOUS	150.00		150.00
1250	LEGAL FEES	12,367.25		12,367.25
		-----	-----	-----
		22,116.25	0.00	22,116.25
PREPAID ASSETS				
		-----	-----	-----
		0.00	0.00	0.00
		-----	-----	-----
	TOTAL ASSETS	40,712.06	51,112.18	91,824.24
		=====	=====	=====

TAYLOR RIDGE EAST HOMEOWNERS ASSOCIATION INC  
 B A L A N C E S H E E T  
 July 2024

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2032 DEFERRED ANNUAL ASSESSMENT	13,562.50		13,562.50
2130 PREPAID ASSESSMENTS	887.59		887.59
	-----	-----	-----
	14,450.09	0.00	14,450.09
RESTRICTED EQUITY - RESERVES			
2215 RESERVES - INTEREST		322.31	322.31
2271 RESERVES - POOLED		50,789.87	50,789.87
SPENT FROM RESERVES			
	-----	-----	-----
	0.00	51,112.18	51,112.18
OPERATING EQUITY			
2650 PRIOR YEAR SURPLUS (DEFICIT)	28,871.21		28,871.21
2670 CURRENT YEAR SURPLUS (DEFICIT)	(2,609.24)		(2,609.24)
	-----	-----	-----
	26,261.97	0.00	26,261.97
	-----	-----	-----
TOTAL LIABILITIES & EQUITY	40,712.06	51,112.18	91,824.24
	=====	=====	=====

RUN 08/22/24 10:26:08

TAYLOR RIDGE EAST HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 JULY 2024

064120

PAGE 1

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
<b>INCOME</b>							
<b>OPERATING INCOME</b>							
4020 ASSESSMENTS - ANNUAL	2,712.50	2,712.50	0.00	18,987.50	18,987.50	0.00	32,550
4060 LATE CHARGES	0.00	41.67	- 41.67	0.00	291.65	-291.65	500
4293 LEGAL/COLLECTION	280.00	333.33	- 53.33	2,599.75	2,333.35	266.40	4,000
4340 INTEREST - RESERVES	42.53	0.00	42.53	322.31	0.00	322.31	0
4350 INTEREST ALLOC TO RESERVES	- 42.53	0.00	- 42.53	-322.31	0.00	-322.31	0
4969 ALLOWANCE FOR DOUBTFUL ACCOUNTS	0.00	-166.67	166.67	-109.00	-1,166.65	1,057.65	- 2,000
4970	2,992.50	2,920.83	71.67	21,478.25	20,445.85	1,032.40	35,050
4980 TOTAL INCOME	2,992.50	2,920.83	71.67	21,478.25	20,445.85	1,032.40	35,050
<b>EXPENSES</b>							
<b>BUILDING MAINTENANCE</b>							
5620 REIMBURSABLE OWNER EXPENSE	0.00	0.00	0.00	258.02	0.00	258.02	0
5799	0.00	0.00	0.00	258.02	0.00	258.02	0
<b>GROUNDS MAINTENANCE</b>							
6040 CONTRACTED LAWN SERVICE	1,450.82	1,166.67	284.15	6,654.10	8,166.65	-1,512.55	14,000

RUN 08/22/24 10:26:08

TAYLOR RIDGE EAST HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 JULY 2024

064120

PAGE 2

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6045 ADDITIONAL LANDSCAPE	0.00	56.25	- 56.25	5,097.65	393.75	4,703.90	675
6599	1,450.82	1,222.92	227.90	11,751.75	8,560.40	3,191.35	14,675
<b>ADMINISTRATIVE</b>							
8020 MANAGEMENT FEE	700.00	700.00	0.00	4,900.00	4,900.00	0.00	8,400
8040 POSTAGE	1.28	41.67	- 40.39	430.04	291.65	138.39	500
8060 COPIES/PRINTING/SUPPLIES	0.60	33.33	- 32.73	510.53	233.35	277.18	400
8061 WEBSITE	0.00	4.17	- 4.17	-288.00	29.15	-317.15	50
8080 CPA SERVICES	0.00	27.08	- 27.08	300.00	189.60	110.40	325
8100 LEGAL EXPENSE	0.00	416.67	-416.67	3,256.00	2,916.65	339.35	5,000
8120 INSURANCE	0.00	208.33	-208.33	1,102.50	1,458.35	-355.85	2,500
8479	701.88	1,431.25	-729.37	10,211.07	10,018.75	192.32	17,175
<b>RESTRICTED TRANSFERS TO RESERVES</b>							
9171 POOLED RESERVES	266.67	266.67	0.00	1,866.65	1,866.65	0.00	3,200
9299	266.67	266.67	0.00	1,866.65	1,866.65	0.00	3,200
9980 TOTAL EXPENSES	2,419.37	2,920.84	-501.47	24,087.49	20,445.80	3,641.69	35,050

