



# **Taylor Ridge East HOA**

## **HOMEOWNERS ASSOCIATION**

**Oct. 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.*



# FINANCIAL REPORTS

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

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 SMARTSTREET-BOC - CHECKING - PRIMARY	17,583.60		17,583.60
1016 SMARTSTREET-BOC - CHECKING - RESERVE		899.78	899.78
1065 SMARTSTREET-BOC - MM - RESERVE		50,830.19	50,830.19
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	17,583.60	51,729.97	69,313.57
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	7,449.00		7,449.00
1240 ASSESSMENTS - MISCELLANEOUS	150.00		150.00
1250 LEGAL FEES	10,234.75		10,234.75
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	17,833.75	0.00	17,833.75
PREPAID ASSETS			
1355 SEKMAN*ROBERT 10/19/24-10/19/25 \$445.00	445.00		445.00
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	445.00	0.00	445.00
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TOTAL ASSETS	<u>35,862.35</u>	<u>51,729.97</u>	<u>87,592.32</u>

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

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2032 DEFERRED ANNUAL ASSESSMENT	8,137.50		8,137.50
2130 PREPAID ASSESSMENTS	887.59		887.59
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	9,025.09	0.00	9,025.09
RESTRICTED EQUITY - RESERVES			
2215 RESERVES - INTEREST		406.76	406.76
2271 RESERVES - POOLED		51,323.21	51,323.21
SPENT FROM RESERVES			
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	0.00	51,729.97	51,729.97
OPERATING EQUITY			
2650 PRIOR YEAR SURPLUS (DEFICIT)	28,871.21		28,871.21
2670 CURRENT YEAR SURPLUS (DEFICIT)	(2,033.95)		(2,033.95)
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	26,837.26	0.00	26,837.26
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TOTAL LIABILITIES & EQUITY	35,862.35	51,729.97	87,592.32
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TAYLOR RIDGE EAST HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 SEPTEMBER 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 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	24,412.50	24,412.50	0.00	32,550
4060 LATE CHARGES	241.09	41.67	199.42	241.09	374.99	-133.90	500
4293 LEGAL/COLLECTION	448.50	333.33	115.17	3,048.25	3,000.01	48.24	4,000
4340 INTEREST - RESERVES	41.66	0.00	41.66	406.76	0.00	406.76	0
4350 INTEREST ALLOC TO RESERVES	- 41.66	0.00	- 41.66	-406.76	0.00	-406.76	0
4969 ALLOWANCE FOR DOUBTFUL ACCOUNTS	0.00	-166.67	166.67	-109.00	-1,499.99	1,390.99	- 2,000
4970	3,402.09	2,920.83	481.26	27,592.84	26,287.51	1,305.33	35,050
4980 TOTAL INCOME	3,402.09	2,920.83	481.26	27,592.84	26,287.51	1,305.33	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	9,555.74	10,499.99	-944.25	14,000

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

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	9 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6045 ADDITIONAL LANDSCAPE	0.00	56.25	- 56.25	5,097.65	506.25	4,591.40	675
6599	1,450.82	1,222.92	227.90	14,653.39	11,006.24	3,647.15	14,675
<b>ADMINISTRATIVE</b>							
8020 MANAGEMENT FEE	700.00	700.00	0.00	6,300.00	6,300.00	0.00	8,400
8040 POSTAGE	15.87	41.67	- 25.80	461.91	374.99	86.92	500
8060 COPIES/PRINTING/SUPPLIES	0.80	33.33	- 32.53	513.73	300.01	213.72	400
8061 WEBSITE	0.00	4.17	- 4.17	-288.00	37.49	-325.49	50
8080 CPA SERVICES	0.00	27.08	- 27.08	300.00	243.76	56.24	325
8100 LEGAL EXPENSE	0.00	416.67	-416.67	3,381.00	3,749.99	-368.99	5,000
8120 INSURANCE	544.25	208.33	335.92	1,646.75	1,875.01	-228.26	2,500
8479	1,260.92	1,431.25	-170.33	12,315.39	12,881.25	-565.86	17,175
<b>RESTRICTED TRANSFERS TO RESERVES</b>							
9171 POOLED RESERVES	266.67	266.67	0.00	2,399.99	2,399.99	0.00	3,200
9299	266.67	266.67	0.00	2,399.99	2,399.99	0.00	3,200
9980 TOTAL EXPENSES	2,978.41	2,920.84	57.57	29,626.79	26,287.48	3,339.31	35,050

