

AEGEAN HEIGHTS
BALANCE SHEET
JUNE 30, 2019

CASH & CASH EQUIVALENTS

CASH-OPERATING

11001.1	PACIFIC WESTERN BANK-100441590	\$	208,811.22
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TOTAL CASH-OPERATING	208,811.22
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CASH-RESERVES

11002.1	PACIFIC WESTERN BANK-100439149		165,599.38
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11007	FIRST FOUNDATION-200962764		203,280.10
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11008	MERRILL LYNCH 231-04197		470,891.53
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11008.71	MERRILL LYNCH CD KEY BANK		150,000.00
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TOTAL CASH-RESERVES	989,771.01
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TOTAL CASH& CASH EQUIVALENTS	1,198,582.23
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OTHER ASSETS

13000	ACCOUNTS RECEIVABLE-DEBIT BAL		35,603.33
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13025	ACCOUNTS RECEIVABLE-CREDIT BAL		(9,771.34)
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TOTAL OTHER ASSETS	25,831.99
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TOTAL ASSETS	\$ 1,224,414.22
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LIABILITIES		
20700	SECURITY DEPOSITS	\$ 50.00
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	TOTAL LIABILITIES	50.00
RESERVES		
COMMON RESERVES		
22000.01	LANDSCAPE REPLACEMENT	16,402.47
22000.21	SPRINKLER REPLACEMENT	17,244.60
22010.01	STREET & SIDEWALKS	18,167.15
22010.02	STREET SEAL	20,630.95
22010.03	STREET - REPAIRS	14,990.96
22010.04	STREET - OVERLAY	127,704.69
22020.01	SHINGLE ROOFS	36,000.00
22030.01	STUCCO PAINTING	16,392.45
22030.02	WOOD PAINTING	14,258.67
22030.13	WROUGHT IRON PAINTING	3,245.18
22040.00	FENCE/WALL	(0.15)
22040.11	WOOD FENCING & WROUGHT IRON	26,509.73
22040.12	STUCCO/SLUMPSTONE	10,598.20
22050.00	LIGHTING	(10,006.92)
22050.01	BUILDING LIGHTING	6,162.47
22060.01	POOL RESURFACE	18,496.35
22060.02	POOL DECK	15,041.11
22060.03	POOL EQUIPMENT	14,984.37
22060.04	POOL - LIGHTING	8,216.90
22060.05	POOL FURNITURE	13,815.31
22070.01	CLUBHOUSE PAINTING	3,724.37
22070.02	WATER HEATER	4,721.90
22070.03	HVAC	17,696.83
22070.17	PLUMBING	(6,936.62)
22070.20	FOB SYSTEM	1,741.75
22070.21	SECURITY	(5,341.22)
22070.22	TENNIS COURT WINDSCREEN	5,575.61
22070.23	TENNIS COURTS RESURFACE	3,024.24
22070.24	MAILBOXES	15,780.75
22070.99	CLUBHOUSE MISC	15,561.79
22090.02	PATIO/BALCONY/DECK REPAIRS	4,000.00
22090.21	TERMITES	14,091.39
22800.00	CONTINGENCY	57,502.19
24000	INTEREST INCOME-RESERVES	5,966.53
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	TOTAL COMMON RESERVES	525,964.00
TOWNHOMES RESERVES		
23020.00	ROOFS	(22,317.00)
23020.01	SHINGLE ROOFS	268,296.63
23020.02	FLAT ROOFS	107,055.21
23020.03	ROOFING COMPONENTS	17,357.23
23020.04	ROOFING - GUTTERS	14,624.55
23030.01	STUCCO PAINTING	43,502.33
23030.02	WOOD PAINTING	88,406.94
23040.11	WOOD FENCING & WROUGHT IRON	30,633.62
23040.14	BLOCK WALLS	2,489.41

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23070.17	PLUMBING	(43,078.79)
23090.02	PATIO/BALCONY/DECK REPAIRS	(43,110.02)
23090.03	DECK CONSULTING	(11,994.89)
23090.12	FACIA REPAIRS	(21,136.67)
23090.21	TERMITES	33,078.46
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	TOTAL TOWNHOMES RESERVES	463,807.01
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	TOTAL RESERVES	989,821.01
EQUITY		
25000	EQUITY	223,874.45
	NET INCOME	10,718.76
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	TOTAL EQUITY	234,593.21
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	TOTAL LIABILITIES & EQUITY	\$ <u><u>1,224,414.22</u></u>

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**AGEAN HEIGHTS
INCOME STATEMENT
FOR THE TWELVE MONTHS ENDING JUNE 30, 2019**

MONTH ACT	MONTH BUDGET	VARIANCE	DESCRIPTION	YTD ACTUAL	YTD BUDGET	VARIANCE	PRIOR YEAR ACT
			REVENUES				
\$ 52,316.88	\$ 52,316.88	0.00	REGULAR ASSESSMENTS-ATTAC	\$ 627,994.87	\$ 627,802.56	192.31	596,942.43
18,580.77	18,580.77	0.00	REGULAR ASSESSMENTS-DEATT	222,969.24	222,969.24	0.00	212,355.00
0.00	350.00	(350.00)	INTEREST INCOME-OPERATING	0.00	4,200.00	(4,200.00)	0.00
495.49	0.00	495.49	INTEREST INCOME-RESERVES	7,593.74	0.00	7,593.74	6,697.78
(495.49)	0.00	(495.49)	INTEREST INCOME-RESERVES CL	(7,593.74)	0.00	(7,593.74)	(6,697.78)
(130.00)	0.00	(130.00)	LATE CHARGES	2,038.17	0.00	2,038.17	3,421.72
0.00	0.00	0.00	MISCELLANEOUS INCOME	983.12	0.00	983.12	2,109.30
0.00	0.00	0.00	CLUBHOUSE RENTAL	2,300.00	0.00	2,300.00	925.00
0.00	0.00	0.00	C, C & R VIOLATIONS	50.00	0.00	50.00	100.00
0.00	(1,000.00)	1,000.00	FORECLOSURES/BAD DEBTS	(5,360.40)	(12,000.00)	6,639.60	0.00
0.00	0.00	0.00	KEY CARD FEES	275.00	0.00	275.00	150.00
160.00	0.00	160.00	COLLECTIONS FEES	1,280.00	0.00	1,280.00	1,440.00
70,927.65	70,247.65	680.00	TOTAL REVENUES	852,530.00	842,971.80	9,558.20	817,443.45
			TRANSFERS TO RESERVES				
1,500.00	1,500.00	0.00	LANDSCAPE REPLACEMENT	18,000.00	18,000.00	0.00	18,000.00
500.00	500.00	0.00	SPRINKLER REPLACEMENT	6,000.00	6,000.00	0.00	6,000.00
1,000.00	1,000.00	0.00	STREET & SIDEWALKS	12,000.00	12,000.00	0.00	12,000.00
18,000.00	18,000.00	0.00	ROOFS	216,000.00	216,000.00	0.00	216,000.00
1,500.00	1,500.00	0.00	STUCCO PAINTING	18,000.00	18,000.00	0.00	18,000.00
150.00	150.00	0.00	WOOD PAINTING	18,000.00	18,000.00	0.00	18,000.00
250.00	250.00	0.00	WOOD FENCING & WROUGHT IRO	1,800.00	1,800.00	0.00	1,800.00
100.00	100.00	0.00	STUCCO/SLUMPSTONE	3,000.00	3,000.00	0.00	3,000.00
500.00	500.00	0.00	BUILDING LIGHTING	1,200.00	1,200.00	0.00	1,200.00
500.00	500.00	0.00	POOL RESURFACE	6,000.00	6,000.00	0.00	6,000.00
500.00	500.00	0.00	WATER HEATER	6,000.00	6,000.00	0.00	6,000.00
100.00	100.00	0.00	HVAC	6,000.00	6,000.00	0.00	6,000.00
500.00	500.00	0.00	PLUMBING	1,200.00	1,200.00	0.00	1,200.00
1,000.00	1,000.00	0.00	TENNIS COURT WINDSCREEN	6,000.00	6,000.00	0.00	6,000.00
2,000.00	2,000.00	0.00	TENNIS COURT RESURFACE	12,000.00	12,000.00	0.00	12,000.00
1,500.00	1,500.00	0.00	PATIO/BALCONY/DECK REPAIRS	24,000.00	24,000.00	0.00	24,000.00
1,232.46	1,232.46	0.00	TERMITES	18,000.00	18,000.00	0.00	18,000.00
			CONTINGENCY	14,789.52	14,789.52	0.00	8,106.96
32,332.46	32,332.46	0.00	TOTAL TRANSFERS TO RESERVE	387,989.52	387,989.52	0.00	370,506.96

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MONTH ACT	MONTH BUDGET	VARIANCE	DESCRIPTION	YTD ACTUAL	YTD BUDGET	VARIANCE	PRIOR YEAR ACT
RESERVE EXPENDITURES							
0.00	0.00	0.00	LANDSCAPE REPLACEMENT	0.00	0.00	0.00	30,192.22
0.00	0.00	0.00	SPRINKLER REPLACEMENT	0.00	0.00	0.00	17,748.47
0.00	0.00	0.00	TREE TRIMMING	0.00	0.00	0.00	43,050.17
0.00	0.00	0.00	ROOFS	0.00	0.00	0.00	24,210.80
0.00	0.00	0.00	SHINGLE ROOFS	0.00	0.00	0.00	(3,127.00)
0.00	0.00	0.00	FASCIA REPAIR	0.00	0.00	0.00	11,977.00
0.00	0.00	0.00	PAINTING	0.00	0.00	0.00	(9,635.02)
0.00	0.00	0.00	STUCCO PAINTING	0.00	0.00	0.00	7,590.00
0.00	0.00	0.00	WOOD PAINTING	0.00	0.00	0.00	85,765.26
0.00	0.00	0.00	FENCING	0.00	0.00	0.00	1,250.00
0.00	0.00	0.00	BLOCK WALLS	0.00	0.00	0.00	2,325.00
0.00	0.00	0.00	POOL FURNITURE	0.00	0.00	0.00	7,758.15
0.00	0.00	0.00	CLUBHOUSE PAINTING	0.00	0.00	0.00	3,750.00
0.00	0.00	0.00	PLUMBING	0.00	0.00	0.00	8,983.37
0.00	0.00	0.00	WATER RESTORATION	0.00	0.00	0.00	49,506.24
0.00	0.00	0.00	MAILBOXES	0.00	0.00	0.00	24,607.28
0.00	0.00	0.00	CLUBHOUSE MISC	0.00	0.00	0.00	1,925.00
0.00	0.00	0.00	PATIO/BALCONY/DECK REPAIRS	0.00	0.00	0.00	72,966.37
0.00	0.00	0.00	DECK CONSULTING	0.00	0.00	0.00	10,050.00
0.00	0.00	0.00	TERMITES	0.00	0.00	0.00	2,730.00
0.00	0.00	0.00	CONTINGENCY	0.00	0.00	0.00	6,649.50
0.00	0.00	0.00	WOOD REPAIR	0.00	0.00	0.00	6,429.08
0.00	0.00	0.00	RESERVES EXPENDITURES CLEA	0.00	0.00	0.00	(406,611.89)
0.00	0.00	0.00	TOTAL RESERVE EXPENDITURES	0.00	0.00	0.00	0.00
UTILITIES							
1,145.47	1,375.00	(229.53)	ELECTRICITY	14,965.18	16,500.00	(1,534.82)	14,973.46
0.00	250.00	(250.00)	GAS	5,172.60	3,000.00	2,172.60	5,883.86
5,124.06	5,300.00	(175.94)	WATER	60,694.85	63,600.00	(2,905.15)	62,176.12
318.09	210.00	108.09	COX CABLE-SECURITY CAMERA	3,514.89	2,520.00	994.89	3,310.70
6,587.62	7,135.00	(547.38)	TOTAL UTILITIES	84,347.52	85,620.00	(1,272.48)	86,344.14
LANDSCAPING							
9,481.00	9,116.00	365.00	LANDSCAPE CONTRACT	111,582.00	109,392.00	2,190.00	107,287.80
39.38	720.00	(680.62)	LANDSCAPE REPLACEMENT	6,202.57	8,640.00	(2,437.43)	1,483.24
788.88	875.00	(86.12)	IRRIGATION REPAIRS	6,112.00	10,500.00	(4,388.00)	12,263.49
0.00	2,500.00	(2,500.00)	TREE TRIMMING	50,620.71	30,000.00	20,620.71	9,781.39
845.00	950.00	(105.00)	PEST CONTROL	9,030.00	11,400.00	(2,370.00)	13,660.00
542.00	50.00	492.00	BACKFLOW INSPECTION	542.00	600.00	(58.00)	366.00
11,696.26	14,211.00	(2,514.74)	TOTAL LANDSCAPE	184,089.28	170,532.00	13,557.28	144,841.92
SWIMMING POOL							
450.00	400.00	50.00	SWIMMING POOL CONTRACT	4,800.00	4,800.00	0.00	4,800.00

UNAUDITED-FOR MANAGEMENT PURPOSES ONLY

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INCOME STATEMENT
FOR THE TWELVE MONTHS ENDING JUNE 30, 2019**

MONTH ACT	MONTH BUDGET	VARIANCE	DESCRIPTION	YTD ACTUAL	YTD BUDGET	VARIANCE	PRIOR YEAR ACT
COMMON AREA REPAIRS							
1,005.00	1,000.00	5.00	MINOR REPAIRS-MISCELLANEOU	3,997.00	12,000.00	(8,003.00)	7,344.13
0.00	100.00	(100.00)	MINOR REPAIRS-PLUMBING	1,739.33	1,200.00	539.33	994.50
0.00	56.25	(56.25)	MINOR REPAIRS-SIGN REPAIR	0.00	675.00	(675.00)	347.50
720.00	625.00	95.00	JANITORIAL CONTRACT	7,645.00	7,500.00	145.00	7,720.00
40.00	85.00	(45.00)	JANITORIAL SUPPLIES	720.00	1,020.00	(300.00)	1,030.00
0.00	200.00	(200.00)	LOCKSMITH CONTRACT	1,500.00	2,400.00	(900.00)	2,086.32
857.50	833.00	24.50	STREET SWEEPING CONTRACT	10,180.00	9,996.00	184.00	9,489.35
85.00	85.00	0.00	LIGHTING CONTRACT	935.00	1,020.00	(85.00)	1,105.00
507.69	575.00	(67.31)	LIGHTING SUPPL/LABOR	5,253.02	6,900.00	(1,646.98)	7,011.27
3,215.19	3,559.25	(344.06)	TOTAL COMMON AREA REPAIRS	31,969.35	42,711.00	(10,741.65)	37,128.07
ADMINISTRATION							
0.00	97.92	(97.92)	AUDIT & TAX PREP CONTRACT	1,244.50	1,175.04	69.46	1,175.00
0.00	50.00	(50.00)	FEDERAL INCOME TAXES	4,200.00	600.00	3,600.00	0.00
0.00	185.00	(185.00)	STATE INCOME TAXES	810.00	2,220.00	(1,410.00)	2,192.57
0.00	5.00	(5.00)	PROPERTY TAXES	30.23	60.00	(29.77)	60.46
(5,416.00)	5,696.67	(11,112.67)	INSURANCE-LIABILITY	66,666.47	68,360.04	(1,693.57)	66,397.47
(13.00)	350.00	(363.00)	LEGAL & CONSULTING FEES	2,151.07	4,200.00	(2,048.93)	9,355.67
400.00	80.25	319.75	LICENSES, FEES & PERMITS	864.00	983.00	(116.00)	1,305.00
4,075.00	4,075.00	0.00	MANAGEMENT & ACCOUNTING	48,900.00	48,900.00	0.00	48,900.00
1,236.35	625.00	611.35	PRINTING & MAILINGS	7,083.69	7,500.00	(416.31)	6,873.06
0.00	100.00	(100.00)	WEBSITE	150.22	1,200.00	(1,049.78)	218.50
0.00	0.00	0.00	ACCOUNTING SUPPLIES	(25.00)	0.00	(25.00)	0.00
0.00	125.00	(125.00)	RESERVE STUDY	1,725.00	1,500.00	225.00	0.00
312.00	285.00	27.00	PARKING PATROL	3,960.00	3,420.00	540.00	3,795.00
505.00	235.10	269.90	MISCELLANEOUS	4,933.71	2,821.20	2,112.51	1,230.40
1,099.35	11,909.94	(10,810.59)	TOTAL ADMINISTRATION	142,693.89	142,919.28	(225.39)	141,503.13
55,500.88	69,897.65	(14,396.77)	TOTAL EXPENSES	841,811.24	838,771.80	3,039.44	790,122.44
\$ 15,426.77	\$ 350.00	15,076.77	NET INCOME	\$ 10,718.76	\$ 4,200.00	6,518.76	27,321.01