

TRAILS EAST HOA

Balance Sheet

04/30/2017

Assets

Owner Receivables	3,713.86
Cash Accounts	
Cash Operating - First Bank	12,021.65
TOTAL Cash Accounts	<u>12,021.65</u>
Reserve Accounts	
Reserve - First Bank	63,943.05
TOTAL Reserve Accounts	<u>63,943.05</u>
<u>Total Assets</u>	<u><u>79,678.56</u></u>

Liabilities

Owners Receivable Over Collected	1,250.00
<u>Total Liabilities</u>	<u>1,250.00</u>

Net Worth

Reserves	
Reserve Interest Earned	6.60
Reserve-Consolidated	63,936.45
TOTAL Reserves	<u>63,943.05</u>
Working Capital	8,625.00
Retained Earnings	(15,174.64)
Net Income	21,035.15
<u>Total Net Worth</u>	<u><u>78,428.56</u></u>
<u>Total Net Worth and Liabilities</u>	<u><u>79,678.56</u></u>

TRAILS EAST HOA

Income and Expense Comparative Statement

From 04/01/2017 to 04/30/2017

	<u>April 2017</u>		<u>January to April</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<u>Revenues</u>							
Monthly Dues	30,000	10,000	60,000	40,000	20,000	120,000	120,000
Interest Income		1		4	(4)	15	15
Late fee-Nsf Charges	109	21	247	84	163	250	250
Total Revenues	30,109	10,022	60,247	40,088	20,159	120,265	120,265
<u>Expenses</u>							
Operating Expenses							
Accounting Fees		112		448	448	1,350	1,350
Administration Costs	172	67	531	268	(263)	800	1,200
Concrete Repair		83		332	332	1,000	1,000
Electric	17	67	88	268	180	800	1,200
Fence/Wall Repair		42		168	168	500	1,500
General Mx and Repair		208	359	832	473	2,500	2,500
Gutter Cleaning/Repair		67		268	268	800	800
Insurance Property/Liability	2,207	1,583	9,229	6,332	(2,897)	19,000	18,000
Landscaping		167	2,343	668	(1,675)	2,000	2,000
Legal Expense		83		332	332	1,000	1,000
Lawn Contract	1,676	1,250	3,109	5,000	1,891	15,000	16,500
Management Fees	1,000	1,000	4,000	4,000		12,000	12,000
Painting		17		68	68	200	200
Pest Control		17		68	68	200	215
Professional (Website)			585		(585)		
Roof Repair		83		332	332	1,000	1,000
Sign Repair/Replacement		42		168	168	500	500
Street Repair/Sweep		83		332	332	1,000	800
Snow Removal	2,580		4,244	4,000	(244)	6,000	5,000
Sprinkler Repair		65		65	65	500	1,000
Trash	1,227	1,040	4,733	4,160	(573)	12,480	9,600
Tree Maintenance		83		332	332	1,000	1,400
Water	146	1,000	447	4,000	3,553	12,000	12,000
TOTAL Operating Expenses	9,025	7,159	29,668	32,441	2,773	91,630	90,765

Reserve Funding

	<u>April 2017</u>		<u>January to April</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Reserve Allocation Consolidated	2,386	2,386	9,544	9,544		28,635	29,500
TOTAL Reserve Funding	2,386	2,386	9,544	9,544	0	28,635	29,500
Total Expenses	11,411	9,545	39,212	41,985	2,773	120,265	120,265
Net Income	18,698	477	21,035	(1,897)	22,932	0	0