

# TRAILS EAST HOA

## Balance Sheet

08/31/2017

### Assets

Owner Receivables	2,252.11
<b>Cash Accounts</b>	
Cash Operating - First Bank	362.90
<b>TOTAL Cash Accounts</b>	<u>362.90</u>
<b>Reserve Accounts</b>	
Reserve - First Bank	58,692.24
<b>TOTAL Reserve Accounts</b>	<u>58,692.24</u>
Due from Other Funds	5,000.00
<b>Total Assets</b>	<u><u>66,307.25</u></u>

### Liabilities

Owners Receivable Over Collected	1,281.09
Accounts Payable - Net Total	2,542.84
Due to Other Funds	5,000.00
<b>Total Liabilities</b>	<u><u>8,823.93</u></u>

### Net Worth

<b>Reserves</b>	
Reserve Interest Earned	16.90
Reserve-Consolidated	66,322.45
Reserve Exp-Consolidated	(2,647.11)
<b>TOTAL Reserves</b>	<u>63,692.24</u>
Working Capital	8,625.00
Retained Earnings	(15,174.64)
Net Income	340.72
<b>Total Net Worth</b>	<u><u>57,483.32</u></u>
<b>Total Net Worth and Liabilities</b>	<u><u>66,307.25</u></u>

# TRAILS EAST HOA

## Income and Expense Comparative Statement

From 08/01/2017 to 08/31/2017

	<u>August 2017</u>		<u>January to August</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>
<b><u>Revenues</u></b>							
Monthly Dues		10,000	90,000	80,000	10,000	120,000	120,000
Interest Income		1		8	(8)	15	15
Late fee-Nsf Charges	27	21	356	168	188	250	250
<b>Total Revenues</b>	27	10,022	90,356	80,176	10,180	120,265	120,265
<b><u>Expenses</u></b>							
<b>Operating Expenses</b>							
Accounting Fees		112		896	896	1,350	1,350
Administration Costs	80	67	937	536	(401)	800	1,200
Concrete Repair		83		664	664	1,000	1,000
Electric	963	67	1,907	536	(1,371)	800	1,200
Fence/Wall Repair		42		336	336	500	1,500
General Mx and Repair		208	359	1,664	1,305	2,500	2,500
Gutter Cleaning/Repair	150	67	150	536	386	800	800
Insurance Property/Liability	2,217	1,583	21,003	12,664	(8,339)	19,000	18,000
Landscaping	178	167	3,930	1,336	(2,594)	2,000	2,000
Legal Expense		83	45	664	619	1,000	1,000
**Legal Reimb	(45)		(90)		90		
Lawn Contract	1,395	1,250	8,689	10,000	1,311	15,000	16,500
Management Fees	1,000	1,000	8,000	8,000		12,000	12,000
Painting		17		136	136	200	200
Pest Control		17	140	136	(4)	200	215
Professional (Website)			585		(585)		
Roof Repair		83		664	664	1,000	1,000
Sign Repair/Replacement		42		336	336	500	500
Street Repair/Sweep		83		664	664	1,000	800
Snow Removal			4,244	4,000	(244)	6,000	5,000
Sprinkler Repair	2,365	71	9,847	349	(9,498)	500	1,000
Trash	1,170	1,040	9,359	8,320	(1,039)	12,480	9,600
Tree Maintenance		83		664	664	1,000	1,400
Water	3,464	1,000	8,981	8,000	(981)	12,000	12,000
<b>TOTAL Operating Expenses</b>	12,937	7,165	78,086	61,101	(16,985)	91,630	90,765

<u>August 2017</u>		<u>January to August</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 Funding**

Reserve Allocation Consolidated		2,386	11,930	19,088	7,158	28,635	29,500
<b>TOTAL Reserve Funding</b>	0	2,386	11,930	19,088	7,158	28,635	29,500

<b>Total Expenses</b>	12,937	9,551	90,016	80,189	(9,827)	120,265	120,265
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<b>Net Income</b>	(12,910)	471	340	(13)	353	0	0
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