

# TRAILS EAST HOA

## Balance Sheet

12/31/2016

### Assets

Owner Receivables	27.40
<b>Cash Accounts</b>	
Cash Operating - First Bank	14,757.46
<b>TOTAL Cash Accounts</b>	<u>14,757.46</u>
<b>Reserve Accounts</b>	
Reserve - First Bank	51,017.45
<b>TOTAL Reserve Accounts</b>	<u>51,017.45</u>
<b><u>Total Assets</u></b>	<u><b>65,802.31</b></u>

### Liabilities

Owners Receivable Over Collected	16,218.25
Accounts Payable - Net Total	2,116.25
<b><u>Total Liabilities</u></b>	<u><b>18,334.50</b></u>

### Net Worth

<b>Reserves</b>	
Reserve Interest Earned	15.45
Reserve-Consolidated	51,002.00
<b>TOTAL Reserves</b>	<u>51,017.45</u>
<b>Working Capital</b>	11,625.00
<b>Retained Earnings</b>	(4,805.36)
<b>Net Income</b>	(10,369.28)
<b><u>Total Net Worth</u></b>	<u><b>47,467.81</b></u>
<b><u>Total Net Worth and Liabilities</u></b>	<u><b>65,802.31</b></u>

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## Income and Expense Comparative Statement

From 12/01/2016 to 12/31/2016

	<u>December 2016</u>		<u>January to December</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>Revenues</b>							
Monthly Dues		10,000	91,562	120,000	(28,438)	120,000	120,000
Interest Income		4		15	(15)	15	15
Late fee-Nsf Charges		19	414	250	164	250	250
<b>Total Revenues</b>	0	10,023	91,976	120,265	(28,289)	120,265	120,265

### Expenses

#### **Operating Expenses**

Accounting Fees			325	1,350	1,025	1,350	1,350
Administration Costs	70	100	1,443	1,200	(243)	1,200	1,200
Concrete Repair		87		1,000	1,000	1,000	1,000
Electric	20	100	209	1,200	991	1,200	1,200
Fence/Wall Repair		125		1,500	1,500	1,500	1,500
General Mx and Repair		212		2,500	2,500	2,500	2,500
Gutter Cleaning/Repair		63		800	800	800	800
Insurance Property/Liability	1,309	1,500	25,869	18,000	(7,869)	18,000	18,000
Landscaping	800	163	3,829	2,000	(1,829)	2,000	2,000
Legal Expense	45	87	1,125	1,000	(125)	1,000	1,000
**Legal Reimb			(180)		180		
Lawn Contract	160	1,375	6,594	16,500	9,906	16,500	16,500
Management Fees	1,000	1,000	8,825	12,000	3,175	12,000	12,000
Painting		13		200	200	200	200
Pest Control		17		215	215	215	215
Roof Repair		87		1,000	1,000	1,000	1,000
Sign Repair/Replacement		38		500	500	500	500
Street Repair/Sweep		63		800	800	800	800
Snow Removal	2,375	413	8,034	5,000	(3,034)	5,000	5,000
Sprinkler Repair	1,170	87	1,268	1,000	(268)	1,000	1,000
Trash	1,170	800	11,948	9,600	(2,348)	9,600	9,600
Tree Maintenance		113		1,400	1,400	1,400	1,400
Water	605	1,000	10,935	12,000	1,065	12,000	12,000
<b>TOTAL Operating Expenses</b>	<b>8,724</b>	<b>7,443</b>	<b>80,224</b>	<b>90,765</b>	<b>10,541</b>	<b>90,765</b>	<b>90,765</b>

#### **Reserve Funding**

	<u>December 2016</u>		<u>January to December</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		2,462	22,122	29,500	7,378	29,500	
<b>TOTAL Reserve Funding</b>	0	2,462	22,122	29,500	7,378	29,500	0
<b>Total Expenses</b>	8,724	9,905	102,346	120,265	17,919	120,265	90,765
<b>Net Income</b>	(8,724)	118	(10,370)	0	(10,370)	0	29,500