

# TRAILS EAST HOA

## Balance Sheet

02/28/2017

### Assets

<b>Owner Receivables</b>	1,739.33
<b>Cash Accounts</b>	
Cash Operating - First Bank	6,336.38
<b>TOTAL Cash Accounts</b>	<u>6,336.38</u>
<b>Reserve Accounts</b>	
Reserve - First Bank	55,791.69
<b>TOTAL Reserve Accounts</b>	<u>55,791.69</u>
<b><u>Total Assets</u></b>	<u><u>63,867.40</u></u>

### Liabilities

<b>Owners Receivable Over Collected</b>	847.63
<b><u>Total Liabilities</u></b>	<u>847.63</u>

### Net Worth

<b>Reserves</b>	
Reserve Interest Earned	2.24
Reserve-Consolidated	55,789.45
<b>TOTAL Reserves</b>	<u>55,791.69</u>
<b>Working Capital</b>	11,625.00
<b>Retained Earnings</b>	(15,174.64)
<b>Net Income</b>	10,777.72
<b><u>Total Net Worth</u></b>	<u><u>63,019.77</u></u>
<b><u>Total Net Worth and Liabilities</u></b>	<u><u>63,867.40</u></u>

# TRAILS EAST HOA

## Income and Expense Comparative Statement

From 02/01/2017 to 02/28/2017

	<u>February 2017</u>		<u>January to February</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	30,000	20,000	10,000	120,000	120,000
Interest Income		1		2	(2)	15	15
Late fee-Nsf Charges	28	21	137	42	95	250	250
<b>Total Revenues</b>	28	10,022	30,137	20,044	10,093	120,265	120,265

### Expenses

#### **Operating Expenses**

Accounting Fees		112		224	224	1,350	1,350
Administration Costs	64	67	175	134	(41)	800	1,200
Concrete Repair		83		166	166	1,000	1,000
Electric	19	67	53	134	81	800	1,200
Fence/Wall Repair		42		84	84	500	1,500
General Mx and Repair	359	208	359	416	57	2,500	2,500
Gutter Cleaning/Repair		67		134	134	800	800
Insurance Property/Liability	2,341	1,583	4,681	3,166	(1,515)	19,000	18,000
Landscaping	1,383	167	2,343	334	(2,009)	2,000	2,000
Legal Expense		83		166	166	1,000	1,000
Lawn Contract		1,250	190	2,500	2,310	15,000	16,500
Management Fees	1,000	1,000	2,000	2,000		12,000	12,000
Painting		17		34	34	200	200
Pest Control		17		34	34	200	215
Professional (Website)	585		585		(585)		
Roof Repair		83		166	166	1,000	1,000
Sign Repair/Replacement		42		84	84	500	500
Street Repair/Sweep		83		166	166	1,000	800
Snow Removal	68	1,000	1,664	3,000	1,336	6,000	5,000
Sprinkler Repair						500	1,000
Trash	1,170	1,040	2,336	2,080	(256)	12,480	9,600
Tree Maintenance		83		166	166	1,000	1,400
Water	106	1,000	202	2,000	1,798	12,000	12,000
<b>TOTAL Operating Expenses</b>	7,095	8,094	14,588	17,188	2,600	91,630	90,765

#### **Reserve Funding**

	<u>February 2017</u>		<u>January to February</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	4,772	4,772		28,635	29,500
<b>TOTAL Reserve Funding</b>	2,386	2,386	4,772	4,772	0	28,635	29,500
<b>Total Expenses</b>	9,481	10,480	19,360	21,960	2,600	120,265	120,265
<b>Net Income</b>	(9,453)	(458)	10,777	(1,916)	12,693	0	0