

TRAILS EAST HOA

Balance Sheet

01/31/2017

Assets

Owner Receivables	2,961.52
Cash Accounts	
Cash Operating - First Bank	14,567.57
TOTAL Cash Accounts	<u>14,567.57</u>
Reserve Accounts	
Reserve - First Bank	53,405.69
TOTAL Reserve Accounts	<u>53,405.69</u>
<u>Total Assets</u>	<u><u>70,934.78</u></u>

Liabilities

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

Net Worth

Reserves	
Reserve Interest Earned	2.24
Reserve-Consolidated	53,403.45
TOTAL Reserves	<u>53,405.69</u>
Working Capital	11,625.00
Retained Earnings	(15,174.64)
Net Income	20,231.10
<u>Total Net Worth</u>	<u><u>70,087.15</u></u>
<u>Total Net Worth and Liabilities</u>	<u><u>70,934.78</u></u>

TRAILS EAST HOA

Income and Expense Comparative Statement

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

	<u>January 2017</u>		<u>January to January</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>
Revenues							
Monthly Dues	30,000	10,000	30,000	10,000	20,000	120,000	120,000
Interest Income		1		1	(1)	15	15
Late fee-Nsf Charges	109	21	109	21	88	250	250
Total Revenues	30,109	10,022	30,109	10,022	20,087	120,265	120,265

Expenses

Operating Expenses

Accounting Fees		112		112	112	1,350	1,350
Administration Costs	110	67	110	67	(43)	800	1,200
Concrete Repair		83		83	83	1,000	1,000
Electric	34	67	34	67	33	800	1,200
Fence/Wall Repair		42		42	42	500	1,500
General Mx and Repair		208		208	208	2,500	2,500
Gutter Cleaning/Repair		67		67	67	800	800
Insurance Property/Liability	2,341	1,583	2,341	1,583	(758)	19,000	18,000
Landscaping	960	167	960	167	(793)	2,000	2,000
Legal Expense		83		83	83	1,000	1,000
Lawn Contract	190	1,250	190	1,250	1,060	15,000	16,500
Management Fees	1,000	1,000	1,000	1,000		12,000	12,000
Painting		17		17	17	200	200
Pest Control		17		17	17	200	215
Roof Repair		83		83	83	1,000	1,000
Sign Repair/Replacement		42		42	42	500	500
Street Repair/Sweep		83		83	83	1,000	800
Snow Removal	1,596	2,000	1,596	2,000	404	6,000	5,000
Sprinkler Repair						500	1,000
Trash	1,165	1,040	1,165	1,040	(125)	12,480	9,600
Tree Maintenance		83		83	83	1,000	1,400
Water	96	1,000	96	1,000	904	12,000	12,000
TOTAL Operating Expenses	7,492	9,094	7,492	9,094	1,602	91,630	90,765

Reserve Funding

Reserve Allocation Consolidated	2,386	2,386	2,386	2,386		28,635	29,500
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	<u>January 2017</u>		<u>January to January</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>
TOTAL Reserve Funding	2,386	2,386	2,386	2,386	0	28,635	29,500
Total Expenses	9,878	11,480	9,878	11,480	1,602	120,265	120,265
Net Income	20,231	(1,458)	20,231	(1,458)	21,689	0	0