

TRAILS EAST HOA

Balance Sheet

07/31/2017

Assets

Owner Receivables	3,929.74
Cash Accounts	
Cash Operating - First Bank	4,802.88
TOTAL Cash Accounts	<u>4,802.88</u>
Reserve Accounts	
Reserve - First Bank	63,692.24
TOTAL Reserve Accounts	<u>63,692.24</u>
<u>Total Assets</u>	<u><u>72,424.86</u></u>

Liabilities

Owners Receivable Over Collected	2,031.09
<u>Total Liabilities</u>	<u><u>2,031.09</u></u>

Net Worth

Reserves	
Reserve Interest Earned	16.90
Reserve-Consolidated	66,322.45
Reserve Exp-Consolidated	(2,647.11)
TOTAL Reserves	<u>63,692.24</u>
Working Capital	8,625.00
Retained Earnings	(15,174.64)
Net Income	13,251.17
<u>Total Net Worth</u>	<u><u>70,393.77</u></u>
<u>Total Net Worth and Liabilities</u>	<u><u>72,424.86</u></u>

TRAILS EAST HOA

Income and Expense Comparative Statement

From 07/01/2017 to 07/31/2017

	<u>July 2017</u>		<u>January to July</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	90,000	70,000	20,000	120,000	120,000
Interest Income		1		7	(7)	15	15
Late fee-Nsf Charges	82	21	329	147	182	250	250
Total Revenues	30,082	10,022	90,329	70,154	20,175	120,265	120,265
<u>Expenses</u>							
Operating Expenses							
Accounting Fees		112		784	784	1,350	1,350
Administration Costs	153	67	857	469	(388)	800	1,200
Concrete Repair		83		581	581	1,000	1,000
Electric	820	67	944	469	(475)	800	1,200
Fence/Wall Repair		42		294	294	500	1,500
General Mx and Repair		208	359	1,456	1,097	2,500	2,500
Gutter Cleaning/Repair		67		469	469	800	800
Insurance Property/Liability	2,669	1,583	18,786	11,081	(7,705)	19,000	18,000
Landscaping	960	167	3,753	1,169	(2,584)	2,000	2,000
Legal Expense		83	45	581	536	1,000	1,000
**Legal Reimb			(45)		45		
Lawn Contract	1,395	1,250	7,294	8,750	1,456	15,000	16,500
Management Fees	1,000	1,000	7,000	7,000		12,000	12,000
Painting		17		119	119	200	200
Pest Control	140	17	140	119	(21)	200	215
Professional (Website)			585		(585)		
Roof Repair		83		581	581	1,000	1,000
Sign Repair/Replacement		42		294	294	500	500
Street Repair/Sweep		83		581	581	1,000	800
Snow Removal			4,244	4,000	(244)	6,000	5,000
Sprinkler Repair	6,937	71	7,481	278	(7,203)	500	1,000
Trash	1,170	1,040	8,188	7,280	(908)	12,480	9,600
Tree Maintenance		83		581	581	1,000	1,400
Water	2,987	1,000	5,517	7,000	1,483	12,000	12,000
TOTAL Operating Expenses	18,231	7,165	65,148	53,936	(11,212)	91,630	90,765

<u>July 2017</u>		<u>January to July</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	16,702	4,772	28,635	29,500
TOTAL Reserve Funding	0	2,386	11,930	16,702	4,772	28,635	29,500

Total Expenses	18,231	9,551	77,078	70,638	(6,440)	120,265	120,265
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Net Income	11,851	471	13,251	(484)	13,735	0	0
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