

Eastwood Association
Balance Sheet
Period Through: 6/30/2017

Assets

Operating		
102 - Mutual of Omaha-Operating	\$13,040.09	
Operating Total	<u>\$13,040.09</u>	
Reserve		
103 - State Farm Bank-Reserve	\$35,210.41	
Reserve Total	<u>\$35,210.41</u>	
Other Asset		
120 - A/R Assessment	\$1,820.00	
Other Asset Total	<u>\$1,820.00</u>	
Assets Total		<u><u>\$50,070.50</u></u>

Liabilities and Equity

Liabilities		
210 - Prepaid Assessment	\$7,942.50	
Liabilities Total	<u>\$7,942.50</u>	
Operating Equity		
301 - Homeowners Equity	\$9,005.84	
Operating Current Year Surplus/Deficit	\$5,071.61	
Operating Equity Total	<u>\$14,077.45</u>	
Reserve Equity		
325 - Reserve-Major Maintenance	\$35,960.40	
Reserve Current Year Surplus/Deficit	(\$7,909.85)	
Reserve Equity Total	<u>\$28,050.55</u>	
Liabilities & Equity Total		<u><u>\$50,070.50</u></u>

**Eastwood Association
Budget Comparison Report
6/1/2017 - 6/30/2017**

	6/1/2017 - 6/30/2017			1/1/2017 - 6/30/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$3,930.00	\$3,930.00	\$0.00	\$23,580.00	\$23,580.00	\$0.00	\$47,160.00
410 - Late Charges	\$30.00	\$0.00	\$30.00	\$230.00	\$0.00	\$230.00	\$0.00
430 - Legal/Collection Fees Charged to Owners	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	\$30.00	\$0.00
434 - Fines Charged	\$400.00	\$0.00	\$400.00	\$1,325.00	\$0.00	\$1,325.00	\$0.00
461 - Interest Operating Acct	\$3.77	\$4.00	(\$0.23)	\$26.07	\$24.00	\$2.07	\$48.00
462 - Interest Reserve Acct	\$6.86	\$0.00	\$6.86	\$33.41	\$0.00	\$33.41	\$0.00
<u>Total Income</u>	<u>\$4,370.63</u>	<u>\$3,934.00</u>	<u>\$436.63</u>	<u>\$25,224.48</u>	<u>\$23,604.00</u>	<u>\$1,620.48</u>	<u>\$47,208.00</u>
Total Income	\$4,370.63	\$3,934.00	\$436.63	\$25,224.48	\$23,604.00	\$1,620.48	\$47,208.00
Expense							
<u>Admin Expenses</u>							
502 - Management	\$1,030.00	\$1,030.00	\$0.00	\$6,180.00	\$6,180.00	\$0.00	\$12,360.00
504 - Legal/Collections	\$60.00	\$0.00	(\$60.00)	\$155.15	\$0.00	(\$155.15)	\$0.00
505 - Office Supplies	\$35.97	\$75.00	\$39.03	\$316.55	\$450.00	\$133.45	\$900.00
581 - Insurance	\$0.00	\$142.00	\$142.00	\$1,639.00	\$852.00	(\$787.00)	\$1,704.00
594 - Community Events	\$0.00	\$108.00	\$108.00	\$0.00	\$648.00	\$648.00	\$1,296.00
<u>Total Admin Expenses</u>	<u>\$1,125.97</u>	<u>\$1,355.00</u>	<u>\$229.03</u>	<u>\$8,290.70</u>	<u>\$8,130.00</u>	<u>(\$160.70)</u>	<u>\$16,260.00</u>
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$772.29	\$510.00	(\$262.29)	\$2,635.66	\$3,060.00	\$424.34	\$6,120.00
514 - Electricity	\$39.88	\$47.00	\$7.12	\$201.55	\$282.00	\$80.45	\$564.00
<u>Total Electric/Water/Other Utilities</u>	<u>\$812.17</u>	<u>\$557.00</u>	<u>(\$255.17)</u>	<u>\$2,837.21</u>	<u>\$3,342.00</u>	<u>\$504.79</u>	<u>\$6,684.00</u>
<u>Maintenance/Repair</u>							
531 - Yard Maint (Gardener)	\$1,185.00	\$1,185.00	\$0.00	\$7,110.00	\$7,110.00	\$0.00	\$14,220.00
532 - Extra Yard Maintenance	\$0.00	\$50.00	\$50.00	\$0.00	\$300.00	\$300.00	\$600.00
533 - Grass Seed/Fertilizer	\$0.00	\$55.00	\$55.00	\$0.00	\$330.00	\$330.00	\$660.00
535 - Sprinkler Repairs	\$0.00	\$66.00	\$66.00	\$509.96	\$396.00	(\$113.96)	\$792.00
536 - Tree Maintenance	\$0.00	\$412.00	\$412.00	\$0.00	\$2,472.00	\$2,472.00	\$4,944.00
538 - Pest Control	\$65.00	\$90.00	\$25.00	\$390.00	\$540.00	\$150.00	\$1,080.00
544 - Repairs & Maintenance	\$0.00	\$24.00	\$24.00	\$0.00	\$144.00	\$144.00	\$288.00
<u>Total Maintenance/Repair</u>	<u>\$1,250.00</u>	<u>\$1,882.00</u>	<u>\$632.00</u>	<u>\$8,009.96</u>	<u>\$11,292.00</u>	<u>\$3,282.04</u>	<u>\$22,584.00</u>
<u>Other Expenses</u>							
596 - Income Tax/Tax Prep	\$0.00	\$25.00	\$25.00	\$325.00	\$150.00	(\$175.00)	\$300.00
<u>Total Other Expenses</u>	<u>\$0.00</u>	<u>\$25.00</u>	<u>\$25.00</u>	<u>\$325.00</u>	<u>\$150.00</u>	<u>(\$175.00)</u>	<u>\$300.00</u>
<u>Reserve Allocations</u>							
600 - Allocation to Reserve Fund	\$115.00	\$115.00	\$0.00	\$690.00	\$690.00	\$0.00	\$1,380.00
<u>Total Reserve Allocations</u>	<u>\$115.00</u>	<u>\$115.00</u>	<u>\$0.00</u>	<u>\$690.00</u>	<u>\$690.00</u>	<u>\$0.00</u>	<u>\$1,380.00</u>
Total Expense	\$3,303.14	\$3,934.00	\$630.86	\$20,152.87	\$23,604.00	\$3,451.13	\$47,208.00
Operating Net Income	\$1,067.49	\$0.00	\$1,067.49	\$5,071.61	\$0.00	\$5,071.61	\$0.00
Reserve Income							
<u>Reserve Allocations</u>							
725 - Allocation from Operating	\$115.00	\$0.00	\$115.00	\$690.00	\$0.00	\$690.00	\$0.00
<u>Total Reserve Allocations</u>	<u>\$115.00</u>	<u>\$0.00</u>	<u>\$115.00</u>	<u>\$690.00</u>	<u>\$0.00</u>	<u>\$690.00</u>	<u>\$0.00</u>

**Eastwood Association
Budget Comparison Report
6/1/2017 - 6/30/2017**

	6/1/2017 - 6/30/2017			1/1/2017 - 6/30/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Reserve Income	\$115.00	\$0.00	\$115.00	\$690.00	\$0.00	\$690.00	\$0.00
Reserve Expense							
<u>Reserve Disbursement</u>							
815 - Flower Beds	\$2,873.85	\$0.00	(\$2,873.85)	\$2,873.85	\$0.00	(\$2,873.85)	\$0.00
820 - Granite Replacement	\$0.00	\$0.00	\$0.00	\$5,726.00	\$0.00	(\$5,726.00)	\$0.00
<u>Total Reserve Disbursement</u>	\$2,873.85	\$0.00	(\$2,873.85)	\$8,599.85	\$0.00	(\$8,599.85)	\$0.00
Total Reserve Expense	\$2,873.85	\$0.00	(\$2,873.85)	\$8,599.85	\$0.00	(\$8,599.85)	\$0.00
Reserve Net Income	(\$2,758.85)	\$0.00	(\$2,758.85)	(\$7,909.85)	\$0.00	(\$7,909.85)	\$0.00
Net Income	(\$1,691.36)	\$0.00	(\$1,691.36)	(\$2,838.24)	\$0.00	(\$2,838.24)	\$0.00