

**Eastwood Association**  
**Quarterly Balance Sheets for the Year Ending 2019**

	<u>3/31/2019</u>	<u>6/30/2019</u>	<u>9/30/2019</u>	<u>12/31/2019</u>
<b><u>Assets</u></b>				
Operating Cash				
Mutual of Omaha-Operating	\$11,784.86	\$10,720.75	\$3,783.05	\$8,664.14
Rserve Cash				
State Farm Bank Reserve	\$35,549.46	\$35,639.18	\$35,729.12	\$35,848.74
Others Assets				
Accountings Receivable-Assessments	\$11,330.00	\$12,000.00	\$15,318.00	\$18,517.45
<b>Total Assets</b>	<b><u>\$58,664.32</u></b>	<b><u>\$58,359.93</u></b>	<b><u>\$54,830.17</u></b>	<b><u>\$63,030.33</u></b>
<b><u>Liabilities and Equity</u></b>				
Liabilities				
Prepaid Assessment	\$9,712.50	\$7,397.50	\$4,982.80	\$11,272.80
Operating Equity				
Homeowners Equity	\$5,587.18	\$5,587.18	\$5,587.18	\$5,587.18
Operating Current Year Surplus/Deficit	\$1,363.08	\$3,373.69	\$2,258.63	\$4,168.79
<b>Total Operating Equity</b>	<b><u>\$6,950.26</u></b>	<b><u>\$8,960.87</u></b>	<b><u>\$7,845.81</u></b>	<b><u>\$9,755.97</u></b>
Reserve Equity				
Reserve-Major Maintenance	\$42,001.56	\$42,001.56	\$42,001.56	\$42,001.56
Reserve Current Year Surplud/Deficit	\$0.00	\$0.00	\$0.00	\$0.00
<b>Reserve Equity Total</b>	<b><u>\$42,001.56</u></b>	<b><u>\$42,001.56</u></b>	<b><u>\$42,001.56</u></b>	<b><u>\$42,001.56</u></b>
<b>Liabilities &amp; Equity Total</b>	<b><u>\$58,664.32</u></b>	<b><u>\$58,359.93</u></b>	<b><u>\$54,830.17</u></b>	<b><u>\$63,030.33</u></b>

**Eastwood Association**  
**Income Statement**  
**1/1/2019 - 12/31/2019**

	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total Year
<b><u>Income</u></b>					
401 - Homeowners Assessments	\$11,790.00	\$11,790.00	\$11,790.00	\$11,790.00	\$47,160.00
410 - Late Charges	\$250.00	\$140.00	\$230.00	\$170.00	\$790.00
430 - Legal/Collection Fees Charged to Owners	\$0.00	\$0.00	\$1,773.00	\$1,614.45	\$3,387.45
434 - Fines Charged	\$1,250.00	\$2,050.00	\$1,550.00	\$1,350.00	\$6,200.00
461 - Interest Operating Acct	\$15.04	\$12.17	\$9.10	\$5.02	\$41.33
462 - Interest Reserve Acct	\$57.42	\$89.72	\$89.94	\$119.62	\$356.70
<b><u>Total Income</u></b>	<b>\$13,362.46</b>	<b>\$14,081.89</b>	<b>\$15,442.04</b>	<b>\$15,049.09</b>	<b>\$57,935.48</b>
<b><u>Expense</u></b>					
<b><u>Admin Expenses</u></b>					
502 - Management	\$3,090.00	\$3,090.00	\$3,090.00	\$3,090.00	\$12,360.00
504 - Legal/Collections	\$120.00	\$374.50	\$4,428.00	\$2,479.45	\$7,401.95
505 - Office Supplies	\$488.55	\$308.00	\$187.15	\$713.50	\$1,697.20
581 - Insurance	\$0.00	\$1,694.00	\$0.00	\$0.00	\$1,694.00
593 - Bad Debt	\$0.00	\$0.00	\$91.64	\$0.00	\$91.64
594 - Community Events	\$0.00	\$0.00	\$1,240.90	\$177.12	\$1,418.02
<b><u>Total Admin Expenses</u></b>	<b>\$3,698.55</b>	<b>\$5,466.50</b>	<b>\$9,037.69</b>	<b>\$6,460.07</b>	<b>\$24,662.81</b>
<b><u>Electric/Water/Other Utilities</u></b>					
512 - Water	\$1,388.73	\$2,033.41	\$3,371.92	\$1,693.39	\$8,487.45
514 - Electricity	\$147.17	\$152.63	\$145.73	\$141.31	\$586.84
<b><u>Total Electric/Water/Other Utilities</u></b>	<b>\$1,535.90</b>	<b>\$2,186.04</b>	<b>\$3,517.65</b>	<b>\$1,834.70</b>	<b>\$9,074.29</b>
<b><u>Maintenance/Repair</u></b>					
531 - Yard Maint (Gardener)	\$3,696.00	\$3,696.00	\$3,696.00	\$3,696.00	\$14,784.00
532 - Extra Yard Maintenance	\$0.00	\$360.33	\$0.00	\$580.53	\$940.86
535 - Sprinkler Repairs	\$799.44	\$117.41	\$50.76	\$433.29	\$1,400.90
536 - Tree Maintenance	\$1,799.49	\$0.00	\$0.00	\$0.00	\$1,799.49
538 - Pest Control	\$195.00	\$195.00	\$195.00	\$130.00	\$715.00
546 - Backflow	\$0.00	\$0.00	\$60.00	\$0.00	\$60.00
<b><u>Total Maintenance/Repair</u></b>	<b>\$6,489.93</b>	<b>\$4,368.74</b>	<b>\$4,001.76</b>	<b>\$4,839.82</b>	<b>\$19,700.25</b>
<b><u>Other Expenses</u></b>					
596 - Income Tax/Tax Prep	\$275.00	\$50.00	\$0.00	\$0.00	\$325.00
599 - Miscellaneous Expenses	\$0.00	\$0.00	\$0.00	\$4.34	\$4.34
<b><u>Total Other Expenses</u></b>	<b>\$275.00</b>	<b>\$50.00</b>	<b>\$0.00</b>	<b>\$4.34</b>	<b>\$329.34</b>
<b>Total Expense</b>	<b>\$11,999.38</b>	<b>\$12,071.28</b>	<b>\$16,557.10</b>	<b>\$13,138.93</b>	<b>\$53,766.69</b>
<b>Operating Net Income</b>	<b>\$1,363.08</b>	<b>\$2,010.61</b>	<b>(\$1,115.06)</b>	<b>\$1,910.16</b>	<b>\$4,168.79</b>
<b>Net Income</b>	<b>\$1,363.08</b>	<b>\$2,010.61</b>	<b>(\$1,115.06)</b>	<b>\$1,910.16</b>	<b>\$4,168.79</b>