

Eastwood Association
Balance Sheet
Period Through: 9/30/2015

Assets

Operating	
102 - Mutual of Omaha-Operating	\$23,634.81
Operating Total	<u>\$23,634.81</u>
Reserve	
103 - State Farm Bank-Reserve	\$20,069.38
Reserve Total	<u>\$20,069.38</u>
Other Asset	
120 - A/R Assessment	\$752.09
Other Asset Total	<u>\$752.09</u>
Assets Total	<u><u>\$44,456.28</u></u>

Liabilities and Equity

Liabilities	
210 - Prepaid Assessment	\$4,887.50
Liabilities Total	<u>\$4,887.50</u>
Operating Equity	
301 - Homeowners Equity	\$13,633.38
Operating Current Year Surplus/Deficit	\$6,700.00
Operating Equity Total	<u>\$20,333.38</u>
Reserve Equity	
325 - Reserve-Major Maintenance	\$18,200.40
Reserve Current Year Surplus/Deficit	\$1,035.00
Reserve Equity Total	<u>\$19,235.40</u>
Liabilities & Equity Total	<u><u>\$44,456.28</u></u>

**Eastwood Association
Budget Comparison Report
9/1/2015 - 9/30/2015**

	9/1/2015 - 9/30/2015			1/1/2015 - 9/30/2015			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
401 - Homeowners Assessments	\$3,930.00	\$3,930.00	\$0.00	\$35,370.00	\$35,370.00	\$0.00	\$47,160.00
410 - Late Charges	\$60.00	\$0.00	\$60.00	\$540.00	\$0.00	\$540.00	\$0.00
430 - Legal/Collection Fees Charged to Owners	\$40.00	\$0.00	\$40.00	\$385.00	\$0.00	\$385.00	\$0.00
434 - Fines Charged	\$200.00	\$0.00	\$200.00	\$750.00	\$0.00	\$750.00	\$0.00
461 - Interest Operating Accl	\$3.05	\$5.00	(\$1.95)	\$27.36	\$45.00	(\$17.64)	\$60.00
462 - Interest Reserve Acct	\$6.82	\$0.00	\$6.82	\$53.37	\$0.00	\$53.37	\$0.00
<u>Total Income</u>	\$4,239.87	\$3,935.00	\$304.87	\$37,125.73	\$35,415.00	\$1,710.73	\$47,220.00
Total Income	\$4,239.87	\$3,935.00	\$304.87	\$37,125.73	\$35,415.00	\$1,710.73	\$47,220.00
Expense							
<u>Admin Expenses</u>							
502 - Management	\$1,005.00	\$1,005.00	\$0.00	\$9,045.00	\$9,045.00	\$0.00	\$12,060.00
504 - Legal/Collections	\$79.00	\$0.00	(\$79.00)	\$549.50	\$0.00	(\$549.50)	\$0.00
505 - Office Supplies	\$56.19	\$65.00	\$8.81	\$466.91	\$585.00	\$118.09	\$780.00
581 - Insurance	\$0.00	\$132.00	\$132.00	\$1,700.00	\$1,188.00	(\$512.00)	\$1,584.00
594 - Community Events	\$0.00	\$108.00	\$108.00	\$1,133.08	\$972.00	(\$161.08)	\$1,296.00
595 - Meeting Expense	\$0.00	\$4.00	\$4.00	\$0.00	\$36.00	\$36.00	\$48.00
597 - Website Admin	\$0.00	\$19.00	\$19.00	\$0.00	\$171.00	\$171.00	\$228.00
<u>Total Admin Expenses</u>	\$1,140.19	\$1,333.00	\$192.81	\$12,894.49	\$11,997.00	(\$897.49)	\$15,996.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$982.63	\$607.00	(\$375.63)	\$5,152.21	\$5,463.00	\$310.79	\$7,284.00
514 - Electricity	\$40.19	\$47.00	\$6.81	\$392.69	\$423.00	\$30.31	\$564.00
<u>Total Electric/Water/Other Utilities</u>	\$1,022.82	\$654.00	(\$368.82)	\$5,544.90	\$5,886.00	\$341.10	\$7,848.00
<u>Maintenance/Repair</u>							
531 - Yard Maint (Gardener)	\$1,185.00	\$1,185.00	\$0.00	\$9,480.00	\$10,665.00	\$1,185.00	\$14,220.00
532 - Extra Yard Maintenance	\$0.00	\$121.00	\$121.00	\$92.00	\$1,089.00	\$997.00	\$1,452.00
533 - Grass Seed/Fertilizer	\$0.00	\$53.00	\$53.00	\$0.00	\$477.00	\$477.00	\$636.00
535 - Sprinkler Repairs	\$53.00	\$83.00	\$30.00	\$263.79	\$747.00	\$483.21	\$996.00
536 - Tree Maintenance	\$0.00	\$266.00	\$266.00	\$0.00	\$2,394.00	\$2,394.00	\$3,192.00
538 - Pest Control	\$130.00	\$65.00	(\$65.00)	\$779.00	\$585.00	(\$194.00)	\$780.00
543 - Electrical Supp/Repairs	\$0.00	\$0.00	\$0.00	\$21.55	\$0.00	(\$21.55)	\$0.00
544 - Repairs & Maintenance	\$15.00	\$24.00	\$9.00	\$15.00	\$216.00	\$201.00	\$288.00
<u>Total Maintenance/Repair</u>	\$1,383.00	\$1,797.00	\$414.00	\$10,651.34	\$16,173.00	\$5,521.66	\$21,564.00
<u>Other Expenses</u>							
596 - Income Tax/Tax Prep	\$0.00	\$26.00	\$26.00	\$300.00	\$234.00	(\$66.00)	\$312.00
599 - Miscellaneous Expenses	\$0.00	\$10.00	\$10.00	\$0.00	\$90.00	\$90.00	\$120.00
<u>Total Other Expenses</u>	\$0.00	\$36.00	\$36.00	\$300.00	\$324.00	\$24.00	\$432.00
<u>Reserve Allocations</u>							
600 - Allocation to Reserve Fund	\$115.00	\$115.00	\$0.00	\$1,035.00	\$1,035.00	\$0.00	\$1,380.00
<u>Total Reserve Allocations</u>	\$115.00	\$115.00	\$0.00	\$1,035.00	\$1,035.00	\$0.00	\$1,380.00
Total Expense	\$3,661.01	\$3,935.00	\$273.99	\$30,425.73	\$35,415.00	\$4,989.27	\$47,220.00
Operating Net Income	\$578.86	\$0.00	\$578.86	\$6,700.00	\$0.00	\$6,700.00	\$0.00

**Eastwood Association
Budget Comparison Report
9/1/2015 - 9/30/2015**

	9/1/2015 - 9/30/2015			1/1/2015 - 9/30/2015			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
<u>Reserve Allocations</u>							
725 - Allocation from Operating	\$115.00	\$0.00	\$115.00	\$1,035.00	\$0.00	\$1,035.00	\$0.00
<u>Total Reserve Allocations</u>	\$115.00	\$0.00	\$115.00	\$1,035.00	\$0.00	\$1,035.00	\$0.00
Total Reserve Income	\$115.00	\$0.00	\$115.00	\$1,035.00	\$0.00	\$1,035.00	\$0.00
Reserve Net Income	\$115.00	\$0.00	\$115.00	\$1,035.00	\$0.00	\$1,035.00	\$0.00
Net Income	\$693.86	\$0.00	\$693.86	\$7,735.00	\$0.00	\$7,735.00	\$0.00

**Eastwood Association
AP Distribution Report
9/1/2015 - 9/30/2015**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
502 - Management	9/25/2015	9/25/2015	Colby Mgt - Management		EAWO-201509-0002	0	\$1,005.00
Total 502 - Management:							\$1,005.00
504 - Legal/Collections	9/11/2015	9/11/2015	Colby Mgt - Collection Chgs		982015	0	\$40.00
	9/25/2015	9/25/2015	Colby Mgt - Collection Chgs		July2015 - Sept2015	0	\$39.00
Total 504 - Legal/Collections:							\$79.00
505 - Office Supplies	9/25/2015	9/25/2015	Colby Mgt - Misc Chgs	Expense Log	6/26/15 - 9/16/15	0	\$56.19
Total 505 - Office Supplies:							\$56.19
512 - Water	9/18/2015	9/18/2015	City of Scottsdale		EAWO-201509-0001	0	\$982.63
Total 512 - Water:							\$982.63
514 - Electricity	9/25/2015	9/25/2015	Arizona Public Service		EAWO-201509-0003	0	\$40.19
Total 514 - Electricity:							\$40.19
531 - Yard Maint (Gardener)	9/11/2015	9/11/2015	Valley View Landscaping		25429	0	\$1,185.00
Total 531 - Yard Maint (Gardener):							\$1,185.00
535 - Sprinkler Repairs	9/18/2015	9/18/2015	Valley View Landscaping		25483	0	\$53.00
Total 535 - Sprinkler Repairs:							\$53.00
538 - Pest Control	9/4/2015	9/4/2015	Bircher Exterminating Services, Inc		2113082515	0	\$65.00
	9/25/2015	9/25/2015	Bircher Exterminating Services, Inc		2113092215	0	\$65.00
Total 538 - Pest Control:							\$130.00
544 - Repairs & Maintenance	9/25/2015	9/25/2015	Valley View Landscaping	Cover was replaced	25493	0	\$15.00
Total 544 - Repairs & Maintenance:							\$15.00
Grand Total:							\$3,546.01