

Eastwood Association  
Balance Sheet  
Period Through: 12/31/2015

**Assets**

Operating		
102 - Mutual of Omaha-Operating	\$29,973.84	
Operating Total	<u>\$29,973.84</u>	
Reserve		
103 - State Farm Bank-Reserve	\$20,096.23	
Reserve Total	<u>\$20,096.23</u>	
Other Asset		
120 - A/R Assessment	\$1,500.00	
Other Asset Total	<u>\$1,500.00</u>	
Assets Total		<u><u>\$51,570.07</u></u>

**Liabilities and Equity**

Liabilities		
210 - Prepaid Assessment	\$9,015.57	
Liabilities Total	<u>\$9,015.57</u>	
Operating Equity		
301 - Homeowners Equity	\$13,633.38	
Operating Current Year Surplus/Deficit	\$9,340.72	
Operating Equity Total	<u>\$22,974.10</u>	
Reserve Equity		
325 - Reserve-Major Maintenance	\$18,200.40	
Reserve Current Year Surplus/Deficit	\$1,380.00	
Reserve Equity Total	<u>\$19,580.40</u>	
Liabilities & Equity Total		<u><u>\$51,570.07</u></u>

**Eastwood Association  
Budget Comparison Report  
12/1/2015 - 12/31/2015**

	12/1/2015 - 12/31/2015			1/1/2015 - 12/31/2015			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$3,930.00	\$3,930.00	\$0.00	\$47,160.00	\$47,160.00	\$0.00	\$47,160.00
410 - Late Charges	\$40.00	\$0.00	\$40.00	\$640.00	\$0.00	\$640.00	\$0.00
430 - Legal/Collection Fees Charged to Owners	\$250.00	\$0.00	\$250.00	\$665.00	\$0.00	\$665.00	\$0.00
434 - Fines Charged	(\$100.00)	\$0.00	(\$100.00)	\$1,350.00	\$0.00	\$1,350.00	\$0.00
461 - Interest Operating Acct	\$3.53	\$5.00	(\$1.47)	\$36.80	\$60.00	(\$23.20)	\$60.00
462 - Interest Reserve Acct	\$13.43	\$0.00	\$13.43	\$80.22	\$0.00	\$80.22	\$0.00
<u>Total Income</u>	\$4,136.96	\$3,935.00	\$201.96	\$49,932.02	\$47,220.00	\$2,712.02	\$47,220.00
<b>Total Income</b>	\$4,136.96	\$3,935.00	\$201.96	\$49,932.02	\$47,220.00	\$2,712.02	\$47,220.00
<b>Expense</b>							
<u>Admin Expenses</u>							
502 - Management	\$1,005.00	\$1,005.00	\$0.00	\$12,060.00	\$12,060.00	\$0.00	\$12,060.00
504 - Legal/Collections	\$65.00	\$0.00	(\$65.00)	\$624.50	\$0.00	(\$624.50)	\$0.00
505 - Office Supplies	\$211.20	\$65.00	(\$146.20)	\$848.99	\$780.00	(\$68.99)	\$780.00
581 - Insurance	\$0.00	\$132.00	\$132.00	\$1,700.00	\$1,584.00	(\$116.00)	\$1,584.00
594 - Community Events	\$0.00	\$108.00	\$108.00	\$1,158.08	\$1,296.00	\$137.92	\$1,296.00
595 - Meeting Expense	\$0.00	\$4.00	\$4.00	\$0.00	\$48.00	\$48.00	\$48.00
597 - Website Admin	\$0.00	\$19.00	\$19.00	\$0.00	\$228.00	\$228.00	\$228.00
<u>Total Admin Expenses</u>	\$1,281.20	\$1,333.00	\$51.80	\$16,391.57	\$15,996.00	(\$395.57)	\$15,996.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$275.53	\$607.00	\$331.47	\$6,332.57	\$7,284.00	\$951.43	\$7,284.00
514 - Electricity	\$42.54	\$47.00	\$4.46	\$511.06	\$564.00	\$52.94	\$564.00
<u>Total Electric/Water/Other Utilities</u>	\$318.07	\$654.00	\$335.93	\$6,843.63	\$7,848.00	\$1,004.37	\$7,848.00
<u>Maintenance/Repair</u>							
531 - Yard Maint (Gardener)	\$1,185.00	\$1,185.00	\$0.00	\$13,035.00	\$14,220.00	\$1,185.00	\$14,220.00
532 - Extra Yard Maintenance	\$0.00	\$121.00	\$121.00	\$382.26	\$1,452.00	\$1,069.74	\$1,452.00
533 - Grass Seed/Fertilizer	\$0.00	\$53.00	\$53.00	\$665.00	\$636.00	(\$29.00)	\$636.00
535 - Sprinkler Repairs	\$73.34	\$83.00	\$9.66	\$502.42	\$996.00	\$493.58	\$996.00
536 - Tree Maintenance	\$0.00	\$266.00	\$266.00	\$0.00	\$3,192.00	\$3,192.00	\$3,192.00
538 - Pest Control	\$130.00	\$65.00	(\$65.00)	\$974.00	\$780.00	(\$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	\$0.00	\$24.00	\$24.00	\$91.29	\$288.00	\$196.71	\$288.00
<u>Total Maintenance/Repair</u>	\$1,388.34	\$1,797.00	\$408.66	\$15,671.52	\$21,564.00	\$5,892.48	\$21,564.00
<u>Other Expenses</u>							
596 - Income Tax/Tax Prep	\$0.00	\$26.00	\$26.00	\$300.00	\$312.00	\$12.00	\$312.00
599 - Miscellaneous Expenses	\$0.00	\$10.00	\$10.00	\$4.58	\$120.00	\$115.42	\$120.00
<u>Total Other Expenses</u>	\$0.00	\$36.00	\$36.00	\$304.58	\$432.00	\$127.42	\$432.00
<u>Reserve Allocations</u>							
600 - Allocation to Reserve Fund	\$115.00	\$115.00	\$0.00	\$1,380.00	\$1,380.00	\$0.00	\$1,380.00
<u>Total Reserve Allocations</u>	\$115.00	\$115.00	\$0.00	\$1,380.00	\$1,380.00	\$0.00	\$1,380.00
<b>Total Expense</b>	\$3,102.61	\$3,935.00	\$832.39	\$40,591.30	\$47,220.00	\$6,628.70	\$47,220.00
Operating Net Income	\$1,034.35	\$0.00	\$1,034.35	\$9,340.72	\$0.00	\$9,340.72	\$0.00

**Eastwood Association  
Budget Comparison Report  
12/1/2015 - 12/31/2015**

	12/1/2015 - 12/31/2015			1/1/2015 - 12/31/2015			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<u>Reserve Allocations</u>							
725 - Allocation from Operating	\$115.00	\$0.00	\$115.00	\$1,380.00	\$0.00	\$1,380.00	\$0.00
<u>Total Reserve Allocations</u>	\$115.00	\$0.00	\$115.00	\$1,380.00	\$0.00	\$1,380.00	\$0.00
<b>Total Reserve Income</b>	\$115.00	\$0.00	\$115.00	\$1,380.00	\$0.00	\$1,380.00	\$0.00
Reserve Net Income	\$115.00	\$0.00	\$115.00	\$1,380.00	\$0.00	\$1,380.00	\$0.00
Net Income	\$1,149.35	\$0.00	\$1,149.35	\$10,720.72	\$0.00	\$10,720.72	\$0.00