

TRAILMARK HOMEOWNERS ASSOCIATION
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN ASSOCIATION EQUITY
GENERAL FUND - BUDGET AND ACTUAL
FOR THE CURRENT PERIOD AND YEAR TO DATE PERIODS ENDED DECEMBER 31, 2017
Unaudited

	Current Period - Dec	YTD 2017	2017 Budget	Variance Positive (Negative)	Percent of Budget (83% YTD)
REVENUES					
Assessments	\$ 25,600	\$ 307,200	\$ 307,200	\$ -	100%
Late fees	-	1,425	2,725	(1,300)	52%
Late interest	-	87	-	87	-
Legal collections	-	1,493	5,000	(3,507)	30%
Community activities	-	-	900	(900)	0%
Reimbursed expenses	-	18,467	-	18,467	-
Interest	-	33	-	33	-
Total revenues	25,600	328,705	315,825	12,880	104%
EXPENSES					
<u>Administration</u>					
Insurance	-	618	2,000	(1,382)	31%
Management and accounting fees	3,275	42,106	33,000	9,106	128%
Legal - collections	-	1,660	4,000	(2,340)	42%
Legal - general	-	440	500	(60)	88%
Tax return preparation	-	2,700	300	2,400	900%
Taxes and licenses	-	175	175	-	100%
Bad debt	-	255	2,000	(1,745)	13%
Postage, printing and copies	-	3,861	6,000	(2,139)	64%
Newsletter	225	1,222	1,200	22	102%
Community activities	-	4,096	-	4,096	-
Design review committee	-	-	1,000	(1,000)	0%
Social committee	1,568	17,039	20,000	(2,961)	85%
Finance committee	-	-	100	(100)	0%
Common area committee	139	139	750	(611)	19%
Communication committee	-	1,806	2,000	(194)	90%
Safety committee	-	-	100	(100)	0%
Storage	230	1,635	2,400	(765)	68%
Bank charges	161	2,254	100	2,154	2254%
Miscellaneous	-	2,012	500	1,512	402%
Reimbursements - customers	6,900	-	-	-	-
Total administrative expenses	12,498	82,018	76,125	5,893	108%
<u>Grounds</u>					
Landscape contract	1,800	21,517	20,000	1,517	108%
Snow removal	396	2,271	10,000	(7,729)	23%
Sprinkler repairs	154	6,168	7,000	(832)	88%
Fences	-	30,850	5,000	25,850	617%
Trees/Shrubs/Plants	-	12,291	5,000	7,291	246%
Grounds contracts extra	-	2,440	9,500	(7,060)	26%
Holiday lighting	-	-	10,000	(10,000)	0%
Total grounds expenses	2,350	75,537	66,500	9,037	114%
<u>Utilities</u>					
Gas and electricity	126	5,594	1,200	4,394	466%
Water and sewer	190	27,214	22,000	5,214	124%
Trash	12,950	153,198	150,000	3,198	102%
Total utilities expenses	13,266	186,006	173,200	12,806	107%
Total expenses	28,114	343,561	315,825	27,736	109%
NET OPERATING INCOME (LOSS)	(2,514)	(14,856)	-	(14,856)	
Reserve income					
Interest on reserve funds	-	171	-	171	
Total reserve income	-	171	-	171	
EXCESS OF REVENUES OVER (UNDER) EXPENSES	\$ (2,514)	(14,685)	\$ -	\$ (14,685)	
BEGINNING BALANCE		567,702			
Current year initial contributions		1,216			
ENDING BALANCE		\$ 554,233			