

**TRAILMARK HOMEOWNERS ASSOCIATION**

**FINANCIAL STATEMENTS**

**April 30, 2018**

**Unaudited**

**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 APRIL 30, 2018**  
**Unaudited**

	Current Period Mar-April	YTD 2018	2018 Budget	Variance Positive (Negative)	Percent of Budget (33% YTD)
<b>REVENUES</b>					
Assessments	\$ 51,200	\$ 102,400	\$ 352,000	\$ (249,600)	29%
Late fees	-	-	1,750	(1,750)	0%
Late interest	-	-	-	-	-
Legal collections	-	-	4,000	(4,000)	0%
Community activities	-	-	-	-	-
Reimbursed expenses	-	-	1,200	(1,200)	-
Interest	-	-	1,200	(1,200)	-
<b>Total revenues</b>	<b>51,200</b>	<b>102,400</b>	<b>360,150</b>	<b>(257,750)</b>	<b>28%</b>
<b>EXPENSES</b>					
<u>Administration</u>					
Insurance	-	-	2,000	(2,000)	0%
Management and accounting fees	7,800	10,400	31,200	(20,800)	33%
Covenant compliance	4,300	4,300	12,900	(8,600)	33%
Legal - collections	-	-	4,000	(4,000)	0%
Legal - general	78	78	500	(422)	16%
Tax return preparation	-	-	300	(300)	0%
Communication committee	-	-	400	(400)	0%
Computer / web maintenance	949	1,128	1,900	(772)	59%
Taxes and licenses	-	30	175	(145)	17%
Bad debt	-	-	2,000	(2,000)	0%
Newsletter	300	400	1,200	(800)	33%
Postage, printing and copies	286	895	6,000	(5,105)	15%
Design review committee	-	-	1,000	(1,000)	0%
Social committee	-	2,780	22,000	(19,220)	13%
Finance committee	-	-	100	(100)	0%
Common area committee	-	-	750	(750)	0%
Storage	1,260	1,470	2,500	(1,030)	59%
Bank charges	186	632	300	332	211%
Reserve Transfer	-	-	1,975	(1,975)	0%
<b>Total administrative expenses</b>	<b>15,159</b>	<b>22,113</b>	<b>91,200</b>	<b>(69,087)</b>	<b>24%</b>
<u>Grounds</u>					
Landscape contract	3,600	7,200	21,600	(14,400)	33%
Sprinkler repairs	8,766	8,766	10,000	(1,234)	88%
Tree trimming	8,272	8,272	9,500	(1,228)	87%
General grounds maintenance	(1,297)	298	25,000	(24,702)	1%
Snow removal	2,587	4,442	10,000	(5,558)	44%
Fences	6,238	7,717	21,150	(13,433)	36%
Port O Let charges	2,139	2,139	1,500	639	143%
Holiday lighting	-	-	10,000	(10,000)	0%
<b>Total grounds expenses</b>	<b>30,305</b>	<b>38,834</b>	<b>108,750</b>	<b>(69,916)</b>	<b>36%</b>
<u>Utilities</u>					
Gas and electricity	238	322	1,200	(878)	27%
Water and sewer	492	927	15,000	(14,073)	6%
Trash	20,210	46,110	144,000	(97,890)	32%
<b>Total utilities expenses</b>	<b>20,940</b>	<b>47,359</b>	<b>160,200</b>	<b>(112,841)</b>	<b>30%</b>
<b>Total expenses</b>	<b>66,404</b>	<b>108,306</b>	<b>360,150</b>	<b>(251,844)</b>	<b>30%</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(15,204)</b>	<b>(5,906)</b>	<b>-</b>	<b>(5,906)</b>	
<b>Reserve income</b>					
Interest on reserve funds	-	-	-	-	
<b>Total reserve income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>EXCESS OF REVENUES OVER (UNDER) EXPENSES</b>	<b>\$ (15,204)</b>	<b>(5,906)</b>	<b>\$ -</b>	<b>\$ (5,906)</b>	
<b>BEGINNING BALANCE</b>		<b>554,233</b>			
Current year initial contributions		-			
<b>ENDING BALANCE</b>		<b>\$ 548,327</b>			

**TRAILMARK HOMEOWNERS ASSOCIATION**

**CASH POSITION**

Year to Date (YTD) as of April 30, 2018

Adjusted as of May 9, 2018

Account Activity Item Description	Guaranty Bank	RESERVE FUNDS				TOTAL ALL ACCOUNTS
		First Bank	Wells Fargo	Subtotal Reserve Funds		
<b>2018 BEGINNING BALANCE</b>	\$ 200,790	\$ 195,291	\$ 236,017	\$ 431,308	\$ 632,098	
YTD credits - Total deposits, wires and transfers	594,657	200	155	355	595,012	
YTD debits - Total vouchers, wires and transfers	(158,435)	(195,491)	(236,172)	(431,663)	(590,098)	
<b>YTD balance</b>	<b>637,012</b>	-	-	-	<b>637,012</b>	
Less outstanding checks	-	-	-	-	-	
<b>YTD balance less outstanding checks</b>	<b>637,012</b>	-	-	-	<b>637,012</b>	
<b>CURRENT PERIOD ACTIVITY</b>						
Payables	(12,285)	-	-	-	(12,285)	
<b>Adjusted Cash Balance</b>	<b>\$ 624,727</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 637,012</b>	