

TRAILMARK HOMEOWNERS ASSOCIATION

FINANCIAL STATEMENTS

April 30, 2019

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, 2019
Unaudited

	Current Period Mar-April	YTD 2019	2019 Budget	Variance Positive (Negative)	Percent of Budget (33% YTD)
REVENUES					
Assessments	\$ 58,667	\$ 117,334	\$ 352,000	\$ (234,666)	33%
Late fees and interest	1,400	2,225	1,750	475	127%
Violation fines	-	-	-	-	-
Community activities (Social Committee)	159	159	4,000	(3,841)	-
Community activities sponsorship	300	1,100	-	1,100	-
Reimbursed expenses	-	-	10,000	(10,000)	-
Total revenues	60,526	120,818	367,750	(246,932)	33%
EXPENSES					
<u>Administration</u>					
Insurance	-	-	5,500	(5,500)	0%
Management and accounting fees	6,400	12,800	32,000	(19,200)	40%
Covenant compliance	4,300	4,300	12,900	(8,600)	33%
Legal - collections	-	-	2,000	(2,000)	0%
Legal - general	-	-	500	(500)	0%
Audit and Tax return preparation	-	-	3,000	(3,000)	0%
Computer / web maintenance	341	341	1,000	(659)	34%
Taxes and licenses	-	-	175	(175)	0%
Bad debt	-	-	2,000	(2,000)	0%
Newsletter	200	400	1,380	(980)	29%
Postage, printing and copies	891	1,017	2,000	(983)	51%
Design review committee	-	-	500	(500)	0%
Social committee	1,515	7,807	24,700	(16,893)	32%
Finance committee	-	-	100	(100)	0%
Common area committee	-	-	400	(400)	0%
Communication committee	-	-	400	(400)	0%
Storage / meeting room	334	803	2,000	(1,197)	40%
Bank charges	331	788	500	288	158%
Reserve Transfer	-	-	33,000	(33,000)	0%
Total administrative expenses	14,312	28,256	124,055	(95,799)	23%
<u>Grounds</u>					
Landscape contract	4,125	8,250	24,750	(16,500)	33%
Snow removal	3,103	7,397	10,000	(2,603)	74%
Sprinkler repairs	-	-	14,000	(14,000)	0%
Winter watering	-	-	2,000	(2,000)	0%
Fence repairs	-	763	4,000	(3,237)	19%
General grounds maintenance	-	-	500	(500)	0%
Tree trimming and spraying	-	509	9,500	(8,991)	5%
SSPR (port-o-lets)	3,359	3,359	2,500	859	134%
Holiday lighting	-	-	9,000	(9,000)	0%
Total grounds expenses	10,587	20,278	76,250	(55,972)	27%
<u>Utilities</u>					
Gas and electricity	161	324	1,225	(901)	26%
Water and sewer	180	344	15,500	(15,156)	2%
Trash	24,500	48,575	150,000	(101,425)	32%
Total utilities expenses	24,841	49,243	166,725	(117,482)	30%
Total expenses	49,740	97,777	367,030	(269,253)	27%
EXCESS OF REVENUES OVER (UNDER)					
EXPENDITURES	\$ 10,786	\$ 23,041	\$ 720	\$ 22,321	1498%
OTHER FINANCING USES					
Transfer to Capital Reserve Fund	-	-	(33,000)	33,000	0%
Total other financing uses	-	-	(33,000)	33,000	0%
NET CHANGE IN FUND BALANCE	10,786	23,041	(32,280)		
BEGINNING BALANCE	123,473	123,473	102,314		
Current year initial contributions	64	576	3,000		
ENDING BALANCE	\$ 134,323	\$ 147,090	\$ 73,034		

TRAILMARK HOMEOWNERS ASSOCIATION
CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE TWO MONTHS ENDED APRIL 30, 2019
Unaudited

	Current Period Mar-April	YTD Actual	2019 Budget	Variance Positive (Negative)	Percent of Budget (33% YTD)
REVENUE					
Interest Revenue	\$ 393	\$ 1,175	\$ 2,000	\$ (825)	59%
Total Revenue	<u>393</u>	<u>1,175</u>	<u>2,000</u>	<u>(825)</u>	<u>59%</u>
EXPENDITURES					
Landscape Projects	-	-	25,000	(25,000)	0%
Fence Replacement	-	-	300,000	(300,000)	0%
Fence Painting	-	-	10,000	(10,000)	0%
Total Expenditures	<u>-</u>	<u>-</u>	<u>335,000</u>	<u>(335,000)</u>	<u>0%</u>
EXCESS OF REVENUES OVER (UNDER) EXPENSES	<u>393</u>	<u>1,175</u>	<u>(333,000)</u>	<u>334,175</u>	<u>0%</u>
OTHER FINANCING SOURCES					
Transfer From General Fund	-	-	33,000	(33,000)	-
Total Other Financing Sources	<u>-</u>	<u>-</u>	<u>33,000</u>	<u>(33,000)</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	393	1,175	(300,000)	301,175	
BEGINNING FUND BALANCE	<u>432,590</u>	<u>432,590</u>	<u>432,590</u>	<u>-</u>	
ENDING FUND BALANCE	<u>\$ 432,983</u>	<u>\$ 433,765</u>	<u>\$ 132,590</u>	<u>\$ 301,175</u>	

TRAILMARK HOMEOWNERS ASSOCIATION

CASH POSITION

Year to Date (YTD) as of April 30, 2019

Adjusted as of May 6, 2019

Account Activity Item Description	RESERVE FUNDS					TOTAL ALL ACCOUNTS
	Guaranty Bank Checking	Solera MM	Redstone MM	Subtotal Reserve Funds		
2019 BEGINNING BALANCE						
YTD credits - Total deposits, wires and transfers	\$ 162,940	\$ 308,120	\$ 125,430	\$ 433,550	\$ 596,490	
YTD debits - Total vouchers, wires and transfers	160,209 (101,337)	- 951	- 186	- 1,137	160,209 (100,200)	
YTD balance	221,812	309,071	125,616	434,687	656,499	
Less outstanding checks					-	
YTD balance less outstanding checks	221,812	309,071	125,616	434,687	656,499	
CURRENT PERIOD ACTIVITY						
Deposits	822	-	-	-	822	
Payables and ACH payments	(14,691)	-	-	-	(14,691)	
Transfers	-	-	-	-	-	
Adjusted Cash Balance	\$ 207,943	\$ 309,071	\$ 125,616	\$ 434,687	\$ 642,630	