

Trailwoods Property Owners Association
Profit & Loss
January 1 through December 22, 2015

2015 Actual P&L Report

Jan 1 - Dec 22, 15

Ordinary Income/Expense	
Income	
Foreclosure	-912.00 [funds lost through foreclosures and bankruptcy]
Return Check Fee	33.00 [checks from homeowner come back]
HOA Dues	33,180.00 [this includes Ideal Homes contributions on vacant and homes for sale dues]
Late Charges	280.00 [late charges applied to homeowners on their HOA dues payment]
Total Income	32,581.00
Expense	
Website	325.00 [as of 2016 a community website to pay your dues online trailwoodshoa.com]
Credit Card Reimbursement	71.40 [a charge to an Ideal Homes card for website confirmation]
Insurance	1,513.26 [insurance on parks, playgrounds, pavilion, fence, etc.]
HOA Meeting	2,003.26 [expense for food, signs, etc.]
Bank Service Charges	91.00
Filing Fees	
County Filing Fees	-169.00 [reimbursed county fees paid back from homeowners]
Total Filing Fees	-169.00
Common Area Maintenance	
Pond Maintenance	2,842.00 [managing the water quality to prevent algae growth and fish stocking]
Common Area Tree Maintenance	4,458.49 [watering new trees over the summer that doesn't currently have irrigation]
Yearly Expense for Mowing	35,714.13 [annual amount of mowing all common areas including parks and frontages]
Total Common Area Maintenance	43,014.62
Professional Fees	
Legal Fees	565.50 [all legal expenses filing for amendments, liens, supp decs, and small claims cases]
Tax Service	150.00 [CPA expense for HOA taxes]
Total Professional Fees	715.50
Postage and Delivery	765.91 [community mailing, presorting, and metering for HOA communication mailed out]
Printing and Reproduction	102.62 [paper copies made for seasonal newsletter]
Taxes	54.66 [common area property tax]
Common Area Repairs	
Irrigation Repairs	692.00 [irrigation turn on and appropriate repairs made to system]
Playground Repairs	160.00 [new soccer goal net]
Common Area Fence Repair	890.00 [frontage fence along with frontage split rail repair and re apply stain]
Total Common Area Repairs	1,742.00
Utilities	
Electric	1,360.46 [electric to operate street lights, irrigation, splash pad, pavilion lighting]
Water	3,290.89 [water for frontages and selected common areas]
Total Utilities	4,651.35
Total Expense	54,881.58
Net Ordinary Income	-22,300.58
Net Income	-22,300.58
Contributions from Developer out of pocket	25,500.00
Total Net Income	\$3,199.42