

Trailwoods Property Owners Association
Profit & Loss
January 1 through December 13, 2016

Actual

Jan 1 - Dec 13 16

Ordinary Income/Expense

Income

Foreclosure	-191.97	[HOA reimbursed for foreclosure debt]
HOA Dues	40,150.01	[Current homeowners, Developer, and Ideal Homes paying dues at <u>\$110</u> per year]
Late Charges	300.00	[Late fees on annual HOA dues]
Total Income	40,258.04	

General Expenses

Website	300.00	[Website hosting fee www.trailwoodshoa.com]
Credit Card Reimbursement	105.87	[Ideal Homes cc for website fee]
Playground Maintenance	615.00	[Wheelchair ramp install at playground]
Insurance	2,734.56	[Insurance on common area playground and fence material including liability]
Splash Pad Opening Season	200.00	[Memorial Day Sno Cones]
HOA Social	1,425.17	[Food trucks, meeting signage]
Bank Service Charges	25.00	[Banking Charges]
Postage and Delivery	647.91	[All correspondence mail outs]
Printing and Reproduction	146.71	[All HOA print material]
Common Area Signage	937.98	[fishing signs coming soon]
Office Supplies	254.02	[QB material such as checks and deposit forms]
Total General Expenses	7,392.22	

Common Area Maintenance

Pond Maintenance	2,282.00	[Common area pond maintenance to prevent algae and overgrowth]
Irrigation	3,827.00	[Installed new irrigation on existing common area along Trailwoods Dr]
Common Area Tree Maintenance	7,182.55	[Common area tree work on all trees within common areas]
Common Area Mowing	50,409.93	[To date expense mowing of all common areas in Trailwoods]
Total Common Area Maintenance	63,701.48	

Professional Fees

County Filing Fees	-9.00	[County filing amendments and liens reimbursed to HOA]
Legal Fees	722.00	[Legal documents drafted]
CPA Fees	150.00	[Tax services]
Total Professional Fees	863.00	

Common Area Repairs

Irrigation Repairs	1,375.00	[Winterizing, opening, line and head repair on common area irrigation]
Playground Repairs	290.00	[Replaced all the soccer nets on soccer field]
Common Area Fence	1,411.00	[Common area fence repair]
Total Common Area Repairs	3,076.00	

Utilities

Electric	1,865.33	[Electricity to operate irrigation]
Water	21,704.40	[Water to irrigate common areas and splash pad]
Total Utilities	23,569.73	

Total Expense

98,602.43

Net Ordinary Income

40,258.04

Net Income **-58,344.39**

Added Income

Contributions from Developer **\$ 60,000.00** [Out of pocket funds to the HOA to cover additional annual expenses]

Total Year End Income **\$1,655.61**

note: the increase in expenses are mainly due to extra common area mowing maintenance and splash pad