

Trailwoods Property Owners Association
Profit & Loss
 January through December 2017

2017 Profit and Loss

Jan 1 - Dec 17

Ordinary Income/Expense

Income

HOA Dues [dues at \$126] 53,046.00 [Current homeowners, Developer, and Ideal Homes paying dues at \$126 per year]

Total Income 53,046.00

Expense

Common Area Signage 762.20 [Meeting, sports play, decals, and fish signs]

Insurance 5,633.09 [Insurance on common area playground and fence material including liability]

Splash Pad Opening Social 200.00 [Snow Cones during Memorial Weekend]

Filing Fees 91.00

Taxes 26.00 Common area land tax]

Bank Service Charges 27.80 [Service charges from Bank on deposits and transactions]

Postage and Delivery 397.62 [Community mail outs, presorting, and metering for HOA communication mailed out]

Total General Expense 7,137.71

Professional Fees

CPA Fees 300.00 [Tax services]

Legal Fees 712.50 [Legal documents drafted and filed]

Printing and Reproduction 298.31 [Communication production, paper, & envelopes]

Website 371.87 [Website development, upgrades, and hosting fee www.trailwoodshoa.com]

Total Professional Fees 1,682.68

Common Area Maintenance

Tree Watering 7,492.25 [Hand water and gator bags for new trees that have no irrigation]

Pond Maintenance 2,691.00 [Common area pond maintenance to prevent algae and overgrowth and remove debris]

Irrigation 2,215.00 [Install new back flow preventer for irrigation and connected to system]

Monthly Mowing Maintenance 54,312.50 [Weekly mowing paid monthly through the year on all common areas including parks and frontages]

Common Area Tree Maintenance 2,369.35 [Planted and or replaced dead common area trees]

Total Common Area Maintenance 69,080.10

Common Area Repairs

Fence Repairs 993.92 [Service calls to repair wind/weather damaged common area fence]

Irrigation Repairs 3,045.60 [Irrigation activation and repair service calls]

Playground Repairs 1,378.00 [Soccer nets replacement, anchor bolts for goals]

Total Common Area Repairs 5,417.52

Utilities

Electric 1,923.34 [Electricity to operate irrigation]

Water 14,551.61 [Water to irrigate common areas and splash pad]

Total Utilities 16,474.95

Total Expense \$99,792.96

Net Ordinary Income -46746.96

Contributions from Developer 50,800.00 [Out of pocket funds to the HOA to cover additional annual expenses]

Net Income \$4,053.04