

Cherokee Park Homeowner's Association, Inc.

Balance Sheet

04/30/2016

Assets

Owner Receivables	9,937.41
Other Receivables	6,671.60
First Bank - Operating	2,204.84
Reserve Funds	
First Bank - Reserve	1,796.11
TOTAL Reserve Funds	1,796.11
Due from Other Funds	11,037.13
<u>Total Assets</u>	<u>31,647.09</u>

Liabilities

Owners Receivable Over Collected	10,364.03
Accounts Payable - Net Total	3,835.50
Due to Other Funds	11,037.13
Insurance Proceeds	(14,413.60)
<u>Total Liabilities</u>	<u>10,823.06</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	4.79
Reserve-Consolidated	12,828.45
TOTAL Reserve Funds	12,833.24
Retained Earnings	3,327.03
Prior Retained Earnings	104.00
Net Income	4,559.76
<u>Total Net Worth</u>	<u>20,824.03</u>

Cherokee Park Homeowner's Association, Inc.

Balance Sheet

04/30/2016

Total Net Worth and Liabilities

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31,647.09

Cherokee Park Homeowner's Association, Inc.

Income and Expense Comparative Statement

From 04/01/2016 to 04/30/2016

	<u>April 2016</u>		<u>January to April</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<u>Revenues</u>							
Monthly Dues	9,200	9,200	36,800	36,800		110,400	110,400
Interest Income		1		4	(4)	10	10
Fines		8		32	(32)	100	100
Late fee-Nsf Charges	70	75	210	300	(90)	900	900
Returned Check Charges	20		40		40		
Total Revenues	9,290	9,284	37,050	37,136	(86)	111,410	111,410

Expenses

Operating Expenses

Accounting Fees		30	325	120	(205)	360	350
Administration Costs	193	117	901	468	(433)	1,400	1,400
Concrete Repair		17	162	68	(94)	200	200
Electric	121	79	457	316	(141)	950	950
General Mx and Repair		500		2,000	2,000	6,000	6,000
Gutter Repair	150	25	150	100	(50)	300	300
Insurance Property/Liability	2,726	2,333	10,903	9,332	(1,571)	28,000	24,960
Insurance-Workmans Comp	(29)		367		(367)		
Landscaping		42	180	168	(12)	500	500
Legal Expense	100	333	958	1,332	374	4,000	6,000
**Legal Reimb	(185)	(250)	(904)	(1,000)	(96)	(3,000)	(5,000)
Lawn Contract		1,029	3,087	4,116	1,029	12,348	12,348
Light (Electric) Maint/Repair	207	83	590	332	(258)	1,000	1,000
Management Fees	1,344	1,344	5,376	5,376		16,128	15,360
Painting		17		68	68	200	200
Pest Control		42		168	168	500	500
Roof Repair	295	167	1,818	668	(1,150)	2,000	2,000
Sign Repair/Replacement		8	173	32	(141)	100	100
Snow Removal		542	4,071	2,168	(1,903)	6,500	3,000
Street Repair/Sweep		42		168	168	500	500
Sprinkler Repair		125		500	500	1,500	1,500
Trash	753	608	3,247	2,432	(815)	7,300	7,200
Tree Maintenance	95	125	470	500	30	1,500	1,500
Water	35	1,583	158	6,332	6,174	19,000	19,000

	<u>April 2016</u>		<u>January to April</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
TOTAL Operating Expenses	5,805	8,941	32,489	35,764	3,275	107,286	99,868
Reserve Funding							
Reserve Allocation Consolidated		344		1,376	1,376	4,124	11,542
TOTAL Reserve Funding		344		1,376	1,376	4,124	11,542
Total Expenses	5,805	9,285	32,489	37,140	4,651	111,410	111,410
Net Income	3,485	(1)	4,561	(4)	4,565	0	0