

Cherokee Park Homeowner's Association, Inc.

Balance Sheet

04/30/2019

Assets

Owner Receivables	1,134.62
Other Receivables	10,226.65
First Bank - Operating	7,269.29
Reserve Funds	
First Bank - Reserve	1,079.17
TOTAL Reserve Funds	<u>1,079.17</u>
Due from Other Funds	27,640.53
<u>Total Assets</u>	<u>47,350.26</u>

Liabilities

Owners Receivable Over Collected	5,120.08
Accounts Payable - Net Total	(86.00)
Due to Other Funds	27,640.53
<u>Total Liabilities</u>	<u>32,674.61</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	2.54
Reserve-Consolidated	31,317.88
Reserve Exp-Consolidated	(2,600.72)
TOTAL Reserve Funds	<u>28,719.70</u>
Retained Earnings	(22,766.83)
Prior Retained Earnings	104.00
Net Income	8,618.78
<u>Total Net Worth</u>	<u>14,675.65</u>
<u>Total Net Worth and Liabilities</u>	<u>47,350.26</u>

Cherokee Park Homeowner's Association, Inc.

Income and Expense Comparative Statement

From 04/01/2019 to 04/30/2019

	<u>April 2019</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	10,000	10,000	40,000	40,000		120,000	120,000
Interest Income		1		4	(4)	10	10
Fines		8		32	(32)	100	100
Late fee-Nsf Charges	73	75	196	300	(104)	900	900
Total Revenues	10,073	10,084	40,196	40,336	(140)	121,010	121,010

Expenses

Operating Expenses

Accounting Fees				330	330	360	360
Administration Costs	185	133	975	532	(443)	1,600	1,500
Bad Debt			3,878		(3,878)		
Concrete Repair		17		68	68	200	200
Electric	92	83	412	332	(80)	1,000	960
General Mx and Repair		417		1,668	1,668	5,000	5,000
Gutter Repair						350	350
Insurance Property/Liability	2,434	2,500	10,259	10,000	(259)	30,000	30,000
Landscaping		50		50	50	500	500
Legal Expense	35	167	108	668	560	2,000	3,000
**Legal Reimb	(35)	(125)	(88)	(500)	(412)	(1,500)	(2,500)
Lawn Contract		1,444	4,332	5,776	1,444	17,325	16,500
Light (Electric) Maint/Repair		250	97	250	153	1,000	1,000
Management Fees	1,344	1,344	5,376	5,376		16,128	16,128
Painting		17		68	68	200	200
Pest Control		17		68	68	200	200
Roof Repair		8		32	32	100	500
Sign Repair/Replacement		8		32	32	100	100
Snow Removal		500	1,698	2,000	302	6,000	6,000
Street Repair/Sweep		250		1,000	1,000	3,000	3,000
Sprinkler Repair		133		532	532	1,600	1,500
Trash	80	917	4,108	3,668	(440)	11,000	9,660
Tree Maintenance		188		752	752	2,260	1,200
Water	20	214	423	856	433	14,000	12,000
TOTAL Operating Expenses	4,155	8,532	31,578	33,558	1,980	112,423	107,358

<u>April 2019</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>

Reserve Funding

Reserve Allocation Consolidated		716		2,864	2,864	8,587	13,652
TOTAL Reserve Funding	0	716	0	2,864	2,864	8,587	13,652

Total Expenses	4,155	9,248	31,578	36,422	4,844	121,010	121,010
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Net Income	5,918	836	8,618	3,914	4,704	0	0
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