

Cherokee Park Homeowner's Association, Inc.

Balance Sheet

02/28/2019

Assets

Owner Receivables	1,566.46
Other Receivables	14,104.44
First Bank - Operating	12.15
Reserve Funds	
First Bank - Reserve	1,078.90
TOTAL Reserve Funds	1,078.90
Due from Other Funds	27,640.53
<u>Total Assets</u>	<u>44,402.48</u>

Liabilities

Owners Receivable Over Collected	4,231.93
Accounts Payable - Net Total	72.02
Due to Other Funds	27,640.53
<u>Total Liabilities</u>	<u>31,944.48</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	2.27
Reserve-Consolidated	31,317.88
Reserve Exp-Consolidated	(2,600.72)
TOTAL Reserve Funds	28,719.43
Retained Earnings	(22,766.83)
Prior Retained Earnings	104.00
Net Income	6,401.40
<u>Total Net Worth</u>	<u>12,458.00</u>
<u>Total Net Worth and Liabilities</u>	<u>44,402.48</u>

Cherokee Park Homeowner's Association, Inc.

Income and Expense Comparative Statement

From 02/01/2019 to 02/28/2019

	<u>February 2019</u>		<u>January to February</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>
Revenues							
Monthly Dues	10,000	10,000	20,000	20,000		120,000	120,000
Interest Income		1		2	(2)	10	10
Fines		8		16	(16)	100	100
Late fee-Nsf Charges	25	75	65	150	(85)	900	900
Total Revenues	10,025	10,084	20,065	20,168	(103)	121,010	121,010

Expenses

Operating Expenses

Accounting Fees		330		330	330	360	360
Administration Costs	203	133	614	266	(348)	1,600	1,500
Concrete Repair		17		34	34	200	200
Electric	112	83	215	166	(49)	1,000	960
General Mx and Repair		417		834	834	5,000	5,000
Gutter Repair						350	350
Insurance Property/Liability	2,494	2,500	4,988	5,000	12	30,000	30,000
Insurance-Workmans Comp			428		(428)		
Landscaping						500	500
Legal Expense	13	167	73	334	261	2,000	3,000
**Legal Reimb		(125)	(18)	(250)	(232)	(1,500)	(2,500)
Lawn Contract		1,444	1,444	2,888	1,444	17,325	16,500
Light (Electric) Maint/Repair			97		(97)	1,000	1,000
Management Fees	1,344	1,344	2,688	2,688		16,128	16,128
Painting		17		34	34	200	200
Pest Control		17		34	34	200	200
Roof Repair		8		16	16	100	500
Sign Repair/Replacement		8		16	16	100	100
Snow Removal	478	500	858	1,000	142	6,000	6,000
Street Repair/Sweep		250		500	500	3,000	3,000
Sprinkler Repair		133		266	266	1,600	1,500
Trash	1,031	917	2,046	1,834	(212)	11,000	9,660
Tree Maintenance		188		376	376	2,260	1,200
Water	76	214	231	428	197	14,000	12,000
TOTAL Operating Expenses	5,751	8,562	13,664	16,794	3,130	112,423	107,358

<u>February 2019</u>		<u>January to February</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		1,432	1,432	8,587	13,652
TOTAL Reserve Funding	0	716	0	1,432	1,432	8,587	13,652

Total Expenses	5,751	9,278	13,664	18,226	4,562	121,010	121,010
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Net Income	4,274	806	6,401	1,942	4,459	0	0
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