

## SouthPark HOA #2

Balance Sheet  
As of 04/30/18

### ASSETS

#### CURRENT ASSETS

1050	Checking - CBB - Clubhouse	\$	3,373.54
1051	Checking - CBB - Water		4,534.97
1060	Checking - First National Bank		44,104.30
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TOTAL CASH - OPERATING FUND		\$	52,012.81

#### CASH & INVESTMENTS - RESERVE FUND

1310	Money Market - RBC Wealth	\$	99,506.84
1341	Fed Nat Mortgage - 07/25/43		3,335.29
1350	GNR - 04/16/45		19,304.31
1351	Fed Nat Mgt - 03/25/43		8,654.45
1353	FNMA Trust - 06/25/45		8,307.37
1355	Govt Natl Mtg- 2.5% - 03/16/43		10,845.91
1356	Fed Home Loan-3.0% - 03/15/46		8,017.92
1358	Cap One - 1.35% - 08/23/18		34,950.30
1360	FNMA - 3.0% - 02/25/47		9,145.20
1362	Eaglebank - 1.60% - 10/24/18		100,000.00
1363	FNMA Remic - 3.0% - 12/25/47		21,974.77
1364	Bank of India- 1.34%- 07/25/18		150,000.00
1365	Ally Bk - 1.9% - 07/25/19		74,882.25
1366	Bank of India -1.65% -01/23/19		75,000.00
1367	Fed Natl Mtg -3.0%-01/25/48		24,214.62
1399	Change in Asset Value		(1,691.77)
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CASH & INVESTMENTS - RESERVES		\$	646,447.46

#### ACCOUNTS RECEIVABLE

1400	Accounts Receivable	\$	1,350.00
1405	Late Fees Receivable		664.00
1415	Legal / Collections Receivable		1,403.72
1417	Fines		50.00
1420	Allowance for Bad Debt		(675.00)
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TOTAL ACCOUNTS RECEIVABLE		\$	2,792.72

#### CURRENT ASSETS - RESERVE FUND

1522	Accrued Interest Receivable	\$	5,254.84
1560	Due From Operating		4,496.27
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TOTAL CURRENT ASSETS- RESERVE		\$	9,751.11

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Balance Sheet  
As of 04/30/18

## CURRENT ASSETS - OPERATING FUND

1720	Prepaid Insurance	\$	6,628.28
1730	Prepaid Expenses - ET Data Srv		(602.25)

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TOTAL CURRENT ASSETS - OPER	\$	6,026.03
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## FIXED ASSETS

1900	Fixed Assets	\$	24,108.25
1901	Accum Deprec - Fixed Assets		24,108.25

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TOTAL FIXED ASSETS	\$	.00
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TOTAL ASSETS	\$	717,030.13
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# SouthPark HOA #2

## Income Statement Period: 04/01/18 to 04/30/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
<b>INCOME</b>								
04000	Assessments	79,460.00	79,460.00	.00	317,840.00	317,840.00	.00	953,520.00
04015	Late Fees	400.00	333.33	66.67	1,652.50	1,333.32	319.18	4,000.00
04020	Legal - Collections	397.00	400.00	(3.00)	2,224.00	1,600.00	624.00	4,800.00
04217	Fines	50.00	.00	50.00	50.00	.00	50.00	.00
04390	Rec Center Rent & Fees	.00	150.00	(150.00)	360.00	600.00	(240.00)	1,800.00
04700	Interest	.61	.00	.61	1.59	.00	1.59	.00
04990	Miscellaneous	.00	.00	.00	570.00	.00	570.00	.00
08010	Reserve Transfer	(18,358.00)	(18,358.00)	.00	(73,432.00)	(73,432.00)	.00	220,296.00
	<b>Total Income</b>	<b>61,949.61</b>	<b>61,985.33</b>	<b>(35.72)</b>	<b>249,266.09</b>	<b>247,941.32</b>	<b>1,324.77</b>	<b>743,824.00</b>
<b>EXPENSES</b>								
<b>Administrative Expenses</b>								
05000	Insurance - Master	2,055.82	.00	(2,055.82)	7,479.78	13,000.00	5,520.22	13,000.00
05010	Management Fee	3,014.00	3,014.00	.00	12,281.00	12,056.00	(225.00)	36,168.00
05015	Accounting Fee	1,750.00	1,750.00	.00	7,000.00	7,000.00	.00	21,000.00
05020	Legal - Collections	397.00	500.00	103.00	2,224.00	2,000.00	(224.00)	6,000.00
05142	Legal - General	351.00	416.67	65.67	1,164.00	1,666.68	502.68	5,000.00
05170	Audit & Tax Preparation	.00	.00	.00	.00	2,500.00	2,500.00	2,500.00
05180	Computer/Web Maintenance	222.00	70.00	(152.00)	942.00	610.00	(332.00)	1,500.00
05210	Security	.00	.00	.00	.00	.00	.00	7,500.00
05420	Income Taxes	2,300.00	.00	(2,300.00)	2,300.00	.00	(2,300.00)	5,000.00
05490	Bad Debt	.00	50.00	50.00	.00	200.00	200.00	600.00
05525	Postage/Printing/Copying	57.17	300.00	242.83	732.51	1,200.00	467.49	6,000.00
05595	Newsletter	525.00	175.00	(350.00)	700.00	700.00	.00	2,100.00
05805	Bank Charges	.00	30.00	30.00	10.00	60.00	50.00	120.00
05950	Contingency	.00	583.00	583.00	.00	2,332.00	2,332.00	7,000.00
	<b>Total Administrative Expenses</b>	<b>10,671.99</b>	<b>6,888.67</b>	<b>(3,783.32)</b>	<b>34,833.29</b>	<b>43,324.68</b>	<b>8,491.39</b>	<b>113,488.00</b>
<b>Grounds</b>								
06200	Landscape Contract	9,282.34	9,283.33	.99	9,282.34	37,133.32	27,850.98	111,400.00
06210	Snow Removal	27,839.29	11,667.00	(16,172.29)	61,106.11	46,668.00	(14,438.11)	70,000.00
06220	Sprinkler Repairs	5,131.05	3,857.00	(1,274.05)	6,678.29	3,857.00	(2,821.29)	27,000.00
06232	ET Data Services	602.25	.00	(602.25)	2,409.00	7,446.00	5,037.00	7,446.00
06240	Street Sweeping	.00	.00	.00	.00	.00	.00	1,000.00
06260	Common Area Lights	.00	333.33	333.33	300.00	1,333.32	1,033.32	4,000.00
06348	Debris Removal	.00	520.00	520.00	787.96	2,360.00	1,572.04	6,800.00
06378	Trees/Shrubs/Grass/Flowers	.00	.00	.00	9,127.00	.00	(9,127.00)	22,000.00
06380	Tree Spraying	.00	.00	.00	22,905.61	28,784.00	5,878.39	28,784.00
06415	Grounds - Miscellaneous	.00	500.00	500.00	570.00	2,000.00	1,430.00	6,000.00
	<b>Total Grounds</b>	<b>42,854.93</b>	<b>26,160.66</b>	<b>(16,694.27)</b>	<b>113,166.31</b>	<b>129,581.64</b>	<b>16,415.33</b>	<b>284,430.00</b>

## SouthPark HOA #2

Income Statement  
Period: 04/01/18 to 04/30/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
<b>Recreation</b>								
06501	Clubhouse-Painting/Misc	.00	50.00	50.00	.00	200.00	200.00	600.00
06502	Clubhouse-Minor Repairs	.00	75.00	75.00	30.83	300.00	269.17	900.00
06510	Pool/Spas - Contract	9,449.00	4,250.00	(5,199.00)	9,449.00	4,250.00	(5,199.00)	25,500.00
06512	Pool/Spas - Chemicals	1,645.00	.00	(1,645.00)	1,645.00	.00	(1,645.00)	6,500.00
06513	Pool/Spas-Repair/Maintenance	.00	.00	.00	.00	.00	.00	1,500.00
06514	Pool/Spas - Supplies/Tags	.00	2,350.00	2,350.00	.00	2,350.00	2,350.00	2,350.00
06520	Tennis Courts -Repairs	.00	300.00	300.00	.00	300.00	300.00	900.00
06550	Community Activities	.00	.00	.00	.00	.00	.00	8,000.00
06580	Janitorial/Housekeeping	.00	265.00	265.00	400.00	760.00	360.00	2,000.00
06590	Gas & Electric - Rec	214.35	250.00	35.65	918.41	1,170.00	251.59	10,000.00
06610	Telephone	78.31	72.08	(6.23)	266.43	288.32	21.89	865.00
	<b>Total Recreation</b>	<b>11,386.66</b>	<b>7,612.08</b>	<b>(3,774.58)</b>	<b>12,709.67</b>	<b>9,618.32</b>	<b>(3,091.35)</b>	<b>59,115.00</b>
<b>Utilities</b>								
06707	Electric	566.66	729.17	162.51	2,450.42	2,916.68	466.26	8,750.00
06710	Water & Sewer	10,570.99	9,733.00	(837.99)	50,817.53	34,527.00	(16,290.53)	207,300.00
06760	Trash	4,997.76	5,565.00	567.24	19,991.04	22,260.00	2,268.96	66,780.00
	<b>Total Utilities</b>	<b>16,135.41</b>	<b>16,027.17</b>	<b>(108.24)</b>	<b>73,258.99</b>	<b>59,703.68</b>	<b>(13,555.31)</b>	<b>282,830.00</b>
	<b>TOTAL EXPENSES</b>	<b>81,048.99</b>	<b>56,688.58</b>	<b>(24,360.41)</b>	<b>233,968.26</b>	<b>242,228.32</b>	<b>8,260.06</b>	<b>739,863.00</b>
	<b>OPERATING NET INCOME (LOSS)</b>	<b>(19,099.38)</b>	<b>5,296.75</b>	<b>(24,396.13)</b>	<b>15,297.83</b>	<b>5,713.00</b>	<b>9,584.83</b>	<b>3,961.00</b>
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<b>RESERVE REVENUE</b>								
09100	Reserve Transfer	18,358.00	18,358.00	.00	73,432.00	73,432.00	.00	220,296.00
09160	Reserve Interest	432.31	583.33	(151.02)	2,250.84	2,333.32	(82.48)	7,000.00
09190	Comcast Agreement	.00	.00	.00	3,030.21	.00	3,030.21	.00
	<b>TOTAL RESERVE REVENUE</b>	<b>18,790.31</b>	<b>18,941.33</b>	<b>(151.02)</b>	<b>78,713.05</b>	<b>75,765.32</b>	<b>2,947.73</b>	<b>227,296.00</b>
<b>RESERVE EXPENSES</b>								
09105	Landscape Renovation	24,898.00	25,000.00	102.00	24,898.00	50,000.00	25,102.00	200,000.00
09107	Sprinklers	3,619.00	8,195.00	4,576.00	3,619.00	8,195.00	4,576.00	8,195.00
09110	Asphalt/Road	.00	.00	.00	.00	.00	.00	5,464.00
09115	Concrete	.00	.00	.00	.00	.00	.00	16,000.00
09125	Retaining Walls	851.00	.00	(851.00)	851.00	.00	(851.00)	5,464.00
09130	Edging/Mulch	5,901.00	.00	(5,901.00)	5,901.00	4,644.00	(1,257.00)	4,644.00

## SouthPark HOA #2

Income Statement  
 Period: 04/01/18 to 04/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09140	Trees	.00	.00	.00	6,675.00	44,090.00	37,415.00	44,090.00
09150	Fences	.00	30,000.00	30,000.00	.00	30,000.00	30,000.00	30,000.00
09165	Drainage-Mineral Hill	4,000.00	.00	(4,000.00)	4,000.00	.00	(4,000.00)	.00
09170	Lighting Replace/Improve	.00	682.92	682.92	.00	2,731.68	2,731.68	8,195.00
09205	Clubhouse	.00	7,452.00	7,452.00	2,203.23	7,452.00	5,248.77	7,452.00
09212	Reserves - Playground	.00	5,304.00	5,304.00	.00	5,304.00	5,304.00	5,304.00
09215	Reserves - Tennis Courts	.00	19,170.00	19,170.00	.00	19,170.00	19,170.00	19,170.00
TOTAL RESERVE EXPENSES		39,269.00	95,803.92	56,534.92	48,147.23	171,586.68	123,439.45	353,978.00
RESERVE INCOME (LOSS)		(20,478.69)	(76,862.59)	56,383.90	30,565.82	(95,821.36)	126,387.18	(126,682.00)