Balance Sheet As of 01/31/17

#### **ASSETS**

2,625.90

1,806.75

CURREN'	r Assets	
1050	Checking - CBB - Clubhouse	\$ 1,502.49
1051	Checking - CBB - Water	4,531.98
1060	Checking - First National Bank	78,965.40
	TOTAL CASH - OPERATING FUND	\$ 84,999.87
CASH & II	NVESTMENTS - RESERVE FUND	
1310	Money Market - RBC Wealth	\$ 236,909.41
1341	Fed Nat Mortgage - 07/25/43	6,941.76
1348	Fannie Mae - 07/25/42	19,394.30
1349	CD - Ally Bank - 05/01/17	50,000.00
1350	GNR - 04/16/45	23,736.97
1351	Fed Nat Mgt - 03/25/43	10,461.87
1352	CD - Wells Fargo - 11/20/28	56,288.74
1353	FNMA Trust - 06/25/45	13,287.84
1354	GE Cap - 1.45% - 01/10/18	70,401.35
1355	Govt Natl Mtg- 2.5% - 03/16/43	12,514.36
1356	Fed Home Loan-3.0% - 03/15/46	10,428.03
1399	Change in Asset Value	1,112.12
	CASH & INVESTMENTS - RESERVES	\$ 511,476.75

	CASH & INVESTMENTS - RESERVES	\$ 511,476.75
ACCOUNTS	RECEIVABLE	
1400	Accounts Receivable	\$ 1,827.59
1405	Late Fees Receivable	700.00
1415	Legal / Collections Receivable	947.40
1420	Allowance for Bad Debt	(675.00)
	TOTAL ACCOUNTS RECEIVABLE	\$ 2,799.99
CURRENT A	SSETS - RESERVE FUND	
1522	Accrued Interest Receivable	\$ 3,376.57
1560	Due From Operating	55,115.29
	TOTAL CURRENT ASSETS- RESERVES	\$ 58,491.86

**CURRENT ASSETS - OPERATING FUND** 

Prepaid Insurance

Prepaid Expenses - ET Data Srv

1720

1730

Balance Sheet As of 01/31/17

TOTAL CURRENT ASSSETS - OPER

\$ 4,432.65

FIXED ASSETS

1900

Fixed Assets

24,108.25

1901

Accum Deprec - Fixed Assets

24,108.25

TOTAL FIXED ASSETS

\$ .00

TOTAL ASSETS

\$ 662,201.12

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# SouthPark HOA #2

Balance Sheet As of 01/31/17

### LIABILITIES & EQUITY

CURREN	T LIABILITIES - OPERATING FUND	
2010	Accounts Payable	\$ 15,945.96
2200	Prepaid Owner Assessments	48,585.09
2660	Due to Reserve	55,115.29
	TOTAL CURRENT LIABILITIES	\$ 119,646.34
LONG -TE	ERM LIABILITIES	
2100	Deferred Revenue - Comcast	\$ 71,240.00
	TOTAL LONG TERM LIABILITIES	\$ 71,240.00
MEMBER	S EQUITY	
3100	Change in Asset Value	\$ 1,112.12
3120	Prior Year Reserves	494,055.99
3150	Reserve Fund Balance	19,117.81
3250	Retained Earnings	(86,551.11)
	CURRENT YEAR NET INCOME (LOSS)	43,579.97
	TOTAL MEMBERS EQUITY	\$ (471,314.78)
	TOTAL LIABILITIES & EQUITY	\$ 662,201.12

Income Statement Period: 01/01/17 to 01/31/17

800000000	NICONO ELEMENTE DE LA CONTRACTOR DE LA C	Secretary and the second	- Tomos recently settle to the	l: 01/01/17 to (	01/31/17		luikini e elike	
Account	t Description	Current Period				Year-To-E		Yearly
	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME								
04000	Assessments	76,720.00	76,720.00	.00	76,720.00	76,720.00	.00	920,640.00
04010	Reserve Transfer	.00	(18,358.00)	18,358.00	.00	(18,358.00)	18,358.00	(220,296.00)
)4015	Late Fees	525.00	400.00	125.00	525.00	400.00	125.00	4,800.00
04020	Legal - Collections	51.68	533.33	(481.65)	51.68	533.33	(481.65)	6,400.00
04390	Rec Center Rent & Fees	80.00	150.00	(70.00)	80.08	150.00	(70.00)	1,800.00
04700	Interest	.25	.00	.25	.25	.00	.25	.00
08010	Reserve Transfer	(18,358.00)	.00	(18,358.00)	(18,358.00)	.00	(18,358.00)	.00.
	Total Income	59,018.93	59,445.33	(426.40)	59,018.93	59,445.33	(426.40)	713,344.00
EXPENSE	S							
\dministrat	tive Expenses							
5000	Insurance - Master	.00	.00	.00	.00	.00	.00	13,600.00
5010	Management Fee	3,177.00	2,877.00	(300.00)	3,177.00	2,877.00	(300.00)	34,524.00
5015	Accounting Fee	1,698.80	1,750.00	51.20	1,698.80	1,750.00	51.20	21,000.00
5020	Legal - Collections	51.68	666.67	614.99	51.68	666.67	614.99	8,000.00
5142	Legal - General	.00.	50.00	50.00	.00	50.00	50.00	600.00
5170	Audit & Tax Preparation	.00	.00	.00	.00	.00	.00	2,400.00
5180	Computer/Web Maintenance	.00	125.00	125.00	.00	125.00	125.00	1,500.00
5210	Security	.00	.00	.00	.00	.00	.00	7,261.00
5420	Income Taxes	.00	.00	.00	.00	.00	.00	5,000.00
5490	Bad Debt	.00	50.00	50.00	.00	50.00	50.00	600.00
5525	Postage/Printing/Copying	132.69	458.33	325.64	132.69	458.33	325.64	5,500.00
5595	Newsletter	175.00	175.00	.00	175.00	175.00	.00	2,100.00
5805	Bank Charges	.00	30.00	30.00	.00	30.00	30.00	120.00
5950	Contingency	.00	583.33	583.33	.00	583.33	583.33	7,000.00
	Total Administrative Expenses	5,235.17	6,765.33	1,530.16	5,235.17	6,765.33	1,530.16	109,205.00
rounds								
5200	Landscape Contract	9,011.99	9,012.00	.01	9,011.99	9,012.00	.01	108,144.00
3210	Snow Removal	.00	11,667.00	11,667.00	.00	11,667.00	11,667.00	70,000.00
5220	Sprinkler Repairs	.00	.00	.00	.00.	.00	.00	24,000.00
6232	ET Data Services	.00.	.00	.00	.00	.00	.00	7,446.00
5240	Street Sweeping	.00	.00	.00	.00	.00	.00	1,000.00
6260	Common Area Lights	969.00	250.00	(719.00)	969.00	250.00	(719.00)	3,000.00
348	Debris Removal	.00	520.00	520.00	.00	520.00	520.00	6,800.00
378	Trees/Shrubs/Grass/Flowers	.00	.00	.00	.00	.00	.00	24,000.00
380	Tree Spraying	.00	.00	.00	.00	.00	.00	27,326.00
6415	Grounds - Miscellaneous	.00	500.00	500.00	.00	500.00	500.00	6,000.00
	Total Grounds	9,980.99	21,949.00	11,968.01	9,980.99	21,949.00	11,968.01	277,716.00
ecreation								

Income Statement Period: 01/01/17 to 01/31/17

				: U1/U1/17 to C	11/31/17			
Account	Description	Actual	Current Per			Year-To-D		Yearly
06501	and the second second second		Budget	Variance	Actual	Budget	Variance	Budge
06502	Clubhouse-Painting/Misc	.00	25.00	25.00	.00	25.00	25.00	300.00
06510	Clubhouse-Minor Repairs	147.22	75.00	(72.22)	147.22	75.00	(72.22)	900.00
06510	Pool/Spas - Contract	.00	.00	.00	.00	.00	.00	24,670.00
06513	Pool/Spas - Chemicals	.00	.00	.00	.00	.00	.00	6,500.00
06514	Pool/Spas-Repair/Maintenance	.00	.00	.00	.00	.00	.00	1,500.00
06520	Pool/Spas - Supplies/Tags	.00	.00	.00	.00	.00	.00	1,000.00
06550	Tennis Courts -Repairs	.00	.00	.00	.00	.00	.00	900.00
06580	Community Activities	.00	.00	.00	.00	.00	.00	8,000.00
	Janitorial/Housekeeping	.00	265.00	265.00	.00	265.00	265.00	2,000.00
06590	Gas & Electric - Rec	.00	350.00	350.00	.00	350.00	350.00	10,000.00
06610	Telephone	75.58	72.08	(3.50)	75.58	72.08	(3.50)	865.00
	Total Recreation	222.80	787.08	564.28	222.80	787.08	564.28	56,635.00
Jtilities				*				
06707	Electric	.00	729.17	729.17	.00	729.17	729.17	8,750.00
06710	Water & Sewer	.00	7,759.00	7,759.00	.00	7,759.00	7,759.00	197,438.00
06760	Trash	.00	5,300.00	5,300.00	.00	5,300.00	5,300.00	63,600.00
	Total Utilities	.00	13,788.17	13,788.17	.00	13,788.17	13,788.17	269,788.00
	TOTAL EXPENSES	15,438.96	43,289.58	27,850.62	15,438.96	43,289.58	27,850.62	713,344.00
	OPERATING NET INCOME (LOSS)	43,579.97 ==================================	16,155.75	27,424.22	43,579.97 ==================================	16,155.75	27,424.22	.00.
RESERVER	REVENUE							
9100	Reserve Transfer	18,358.00	00	40.050.00	40.050.00			
	Reserve Interest	759.81	.00 .00	18,358.00 759.81	18,358.00	00	18,358.00	.00
	-	700.01	.00	7 39.0 1	759.81	00	759.81	.00
	TOTAL RESERVE REVENUE	19,117.81	.00	19,117.81	19,117.81	00	19,117.81	.00
ESERVE E	XPENSES							
105	Landscape Renovation	.00	.00	.00	.00	.00	.00	212,180.00
	Sprinklers	.00	.00	.00	.00	.00	.00	7,957.00
110	Asphalt/Road .	.00	.00	.00	.00	.00	.00	5,304.00
115	Concrete	.00	.00	.00	.00	.00	.00	8,487.00
125	Retaining Walls	.00	.00	.00	.00	.00	.00	5,304.00
130	Edging/Mulch	.00	.00	.00	.00	.00	.00	
140	Trees	.00	36,029.00	36,029.00	.00	36,029.00	.00	6,312.00
150	Fences	.00	.00	.00	.00	.00		36,029.00
		,	.50	.00	.00	.UU	.00	20,000.00

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## SouthPark HOA #2

Income Statement Period: 01/01/17 to 01/31/17

ACCUSED NO.								
Account			Current Peri	Year-To-Date			Yearly	
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09170	Lighting Replace/Improve	.00	663.08	663.08	.00	663.08	663.08	7,957.00
09205	Clubhouse	.00	.00	.00	.00	.00	.00	7,771.00
	TOTAL RESERVE EXPENSES	.00	36,692.08	36,692.08	.00	36,692.08	36,692.08	317,301.00
	RESERVE INCOME (LOSS)	19,117.81	(36,692.08)	55,809.89	19,117.81	(36,692.08)	55,809.89	(317,301.00)
		=======================================	=======================================	=======================================	=======================================	=======================================	========	==========