

Prestonwood Forest Maintenance Association Inc.
Balance Sheet Comparison - Fund
As Of 10/31/2016

	<u>Balance</u> <u>10/31/2016</u>	<u>Balance</u> <u>9/30/2016</u>	<u>Change</u>
Assets			
Cash & Investments - Operating Fund			
10600 - Checking - Union Bank	\$174,652.56	\$216,006.19	(\$41,353.63)
12020 - Savings - Union Bank	\$3,685.85	\$3,685.54	\$0.31
<u>Cash & Investments - Operating Fund Total</u>	\$178,338.41	\$219,691.73	(\$41,353.32)
 Cash & Investments - Reserve Fund			
13200 - Money Market - Morgan Stanley	\$8,095.66	\$8,095.66	\$0.00
<u>Cash & Investments - Reserve Fund Total</u>	\$8,095.66	\$8,095.66	\$0.00
 Accounts Receivable			
14000 - Accts. Rec. - Accounts Receivable	\$48,178.15	\$55,077.94	(\$6,899.79)
<u>Accounts Receivable Total</u>	\$48,178.15	\$55,077.94	(\$6,899.79)
 Current Assets - Operating Fund			
15700 - Due From Reserve	\$0.00	\$42,339.49	(\$42,339.49)
17000 - Prepaid Expenses	\$5,596.00	\$5,596.00	\$0.00
17200 - Prepaid Insurance	\$7,632.43	\$7,632.43	\$0.00
<u>Current Assets - Operating Fund Total</u>	\$13,228.43	\$55,567.92	(\$42,339.49)
 Current Assets - Reserve Fund			
15500 - Replacement Contribution Payable	\$22,130.34	\$22,325.81	(\$195.47)
15600 - Due from Operating	\$181,423.04	\$228,040.35	(\$46,617.31)
<u>Current Assets - Reserve Fund Total</u>	\$203,553.38	\$250,366.16	(\$46,812.78)
 Assets Total	 \$451,394.03	 \$588,799.41	 (\$137,405.38)
 Liabilities and Equity			
Current Liabilities - Operating Fund			
20000 - Operating Accounts Payable	\$1,166.76	\$14,314.96	(\$13,148.20)
20100 - Accrued Expenses	\$27,608.30	\$24,847.47	\$2,760.83
21000 - Deferred Income	\$80,855.00	\$121,282.50	(\$40,427.50)
21710 - Deposit - Tenants	(\$100.00)	(\$100.00)	\$0.00
22000 - Prepaid Assessments	\$6,538.26	\$8,682.75	(\$2,144.49)
26600 - Due to Replacement	\$181,423.04	\$228,040.35	(\$46,617.31)

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	Balance <u>10/31/2016</u>	Balance <u>9/30/2016</u>	<u>Change</u>
27010 - Processing Fee Suspense	\$310.00	\$285.00	\$25.00
27020 - Certified Vio Demand Letter Suspense	\$50.00	\$25.00	\$25.00
27080 - Certified Coll Demand Letter Suspense	\$0.00	\$25.00	(\$25.00)
<u>Current Liabilities - Operating Fund Total</u>	\$297,851.36	\$397,403.03	(\$99,551.67)
Current Liabilities - Reserve Fund			
26700 - Due to Operating	\$0.00	\$42,339.49	(\$42,339.49)
<u>Current Liabilities - Reserve Fund Total</u>	\$0.00	\$42,339.49	(\$42,339.49)
<u>Operating Retained Earnings</u>	\$28,570.57	\$28,570.57	\$0.00
<u>Reserve Retained Earnings</u>	\$172,491.97	\$172,491.97	\$0.00
<u>Operating Net Income</u>	(\$86,676.94)	(\$95,636.01)	\$8,959.07
<u>Reserve Net Income</u>	\$39,157.07	\$43,630.36	(\$4,473.29)
Liabilities & Equity Total	\$451,394.03	\$588,799.41	(\$137,405.38)

Prestonwood Forest Maintenance Association Inc.
Budget Comparison Report - Fund
10/1/2016 - 10/31/2016

Accounts	10/1/2016 - 10/31/2016			1/1/2016 - 10/31/2016			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>Income</u>								
40000 - Assessments	\$40,427.50	\$40,427.50	\$0.00	\$404,275.00	\$404,275.00	\$0.00	\$485,130.00	\$80,855.00
40100 - Replacement Transfer	(\$2,760.83)	(\$2,760.83)	\$0.00	(\$27,608.30)	(\$27,608.30)	\$0.00	(\$33,130.00)	(\$5,521.70)
40150 - Late Charges	\$0.00	\$83.00	(\$83.00)	\$9,965.00	\$833.00	\$9,132.00	\$1,000.00	(\$8,965.00)
40160 - Late Interest	\$175.57	\$0.00	\$175.57	\$3,625.40	\$0.00	\$3,625.40	\$0.00	(\$3,625.40)
40200 - Legal - Collections	\$3,011.65	\$292.00	\$2,719.65	\$10,452.75	\$2,917.00	\$7,535.75	\$3,500.00	(\$6,952.75)
40210 - Legal - Deed Restrictions	\$0.00	\$42.00	(\$42.00)	\$1,034.00	\$417.00	\$617.00	\$500.00	(\$534.00)
40650 - PFUD Contribution	\$0.00	\$0.00	\$0.00	(\$6,340.08)	\$5,000.00	(\$11,340.08)	\$5,000.00	\$11,340.08
40901 - HS Other Processing Fee INC	\$0.00	\$0.00	\$0.00	\$4,540.00	\$0.00	\$4,540.00	\$0.00	(\$4,540.00)
4330 - Pool	(\$25.00)	\$0.00	(\$25.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
43401 - Keys - Tennis Courts	\$0.00	\$8.00	(\$8.00)	\$0.00	\$83.00	(\$83.00)	\$100.00	\$100.00
43900 - Rec Center Rent and Fees	\$2,925.00	\$83.00	\$2,842.00	\$3,025.00	\$833.00	\$2,192.00	\$1,000.00	(\$2,025.00)
43901 - Tennis Club Guest Income	\$0.00	\$4.00	(\$4.00)	\$0.00	\$42.00	(\$42.00)	\$50.00	\$50.00
47000 - Interest Earned	\$3.29	\$17.00	(\$13.71)	\$6.03	\$167.00	(\$160.97)	\$200.00	\$193.97
49900 - Miscellaneous Charge	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	(\$1.00)
Total Income	\$43,757.18	\$38,195.67	\$5,561.51	\$402,975.80	\$386,958.70	\$16,017.10	\$463,350.00	\$60,374.20
<u>Reserve Income</u>								
8300 - Reserve - Clubhouse	(\$1,925.00)	\$0.00	(\$1,925.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8560 - Reserve - School	(\$2.98)	\$0.00	(\$2.98)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Reserve Income	(\$1,927.98)	\$0.00	(\$1,927.98)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Income	\$41,829.20	\$38,195.67	\$3,633.53	\$402,975.80	\$386,958.70	\$16,017.10	\$463,350.00	\$60,374.20
Expense								
<u>Administration</u>								
50001 - Facilities Hazard & Liability	(\$1,518.59)	\$1,017.00	\$2,535.59	\$9,610.21	\$10,167.00	\$556.79	\$12,200.00	\$2,589.79
50010 - Directors & Officers Liability	\$0.00	\$258.33	\$258.33	\$3,472.00	\$2,583.34	(\$888.66)	\$3,100.00	(\$372.00)
50100 - Management Fee	\$1,400.00	\$1,400.00	\$0.00	\$14,000.00	\$14,000.00	\$0.00	\$16,800.00	\$2,800.00
50200 - Legal - Collections	\$3,011.65	\$625.00	(\$2,386.65)	\$10,487.75	\$6,250.00	(\$4,237.75)	\$7,500.00	(\$2,987.75)
50210 - Legal - Deed Restrictions	\$0.00	\$83.33	\$83.33	\$999.00	\$833.34	(\$165.66)	\$1,000.00	\$1.00
50410 - Force Mow/Deed Enforcement	\$0.00	\$33.33	\$33.33	\$0.00	\$333.34	\$333.34	\$400.00	\$400.00
51051 - HS Other Processing Fee EXP	\$0.00	\$0.00	\$0.00	\$4,540.00	\$0.00	(\$4,540.00)	\$0.00	(\$4,540.00)
51420 - Legal - Corporate	\$0.00	\$125.00	\$125.00	\$489.50	\$1,250.00	\$760.50	\$1,500.00	\$1,010.50
51700 - Audit & Tax Preparation	\$0.00	\$0.00	\$0.00	\$4,100.00	\$3,700.00	(\$400.00)	\$3,700.00	(\$400.00)
51800 - Web Administrator Contract	\$132.50	\$117.00	(\$15.50)	\$1,578.87	\$1,167.00	(\$411.87)	\$1,400.00	(\$178.87)
51803 - Web Hosting Service	\$0.00	\$25.00	\$25.00	\$49.59	\$250.00	\$200.41	\$300.00	\$250.41
52100 - Patrol Contract	\$5,596.00	\$5,666.67	\$70.67	\$67,432.55	\$56,666.66	(\$10,765.89)	\$68,000.00	\$567.45
52101 - Extra Patrol - Halloween	\$0.00	\$300.00	\$300.00	\$0.00	\$300.00	\$300.00	\$300.00	\$300.00
52102 - Extra Patrol - Fourth of July	\$0.00	\$0.00	\$0.00	\$140.00	\$500.00	\$360.00	\$500.00	\$360.00
52103 - Extra Patrol - Nite of Lights	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00
53250 - Insurance-Workmans Comp	\$0.00	\$20.00	\$20.00	\$0.00	\$208.00	\$208.00	\$250.00	\$250.00
5425.01 - Property Taxes - School	\$0.00	\$0.00	\$0.00	\$5.96	\$50.00	\$44.04	\$50.00	\$44.04
5425.02 - Property Taxes - MUD	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00
54250 - Property Taxes	\$0.00	\$0.00	\$0.00	\$1.88	\$50.00	\$48.12	\$50.00	\$48.12
54900 - Bad Debt	\$0.00	\$0.00	\$0.00	\$13,245.28	\$0.00	(\$13,245.28)	\$0.00	(\$13,245.28)
54910 - Bad Debt - Assessments	\$0.00	\$417.00	\$417.00	\$0.00	\$4,167.00	\$4,167.00	\$5,000.00	\$5,000.00
54920 - Bad Debt - Legal Collections	\$0.00	\$208.33	\$208.33	\$0.00	\$2,083.34	\$2,083.34	\$2,500.00	\$2,500.00

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Budget Comparison Report - Fund
10/1/2016 - 10/31/2016

Accounts	10/1/2016 - 10/31/2016			1/1/2016 - 10/31/2016			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
55200 - Administrative Notices	\$0.00	\$416.67	\$416.67	\$0.00	\$4,166.66	\$4,166.66	\$5,000.00	\$5,000.00
55250 - Postage and Copies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,335.00	\$2,335.00
55550 - Office Equipment	\$180.46	\$583.00	\$402.54	\$8,022.33	\$5,833.00	(\$2,189.33)	\$7,000.00	(\$1,022.33)
55600 - Office Supplies	\$0.00	\$20.00	\$20.00	\$0.00	\$208.00	\$208.00	\$250.00	\$250.00
56300 - Meeting/Minutes	\$0.00	\$20.00	\$20.00	\$0.00	\$208.00	\$208.00	\$250.00	\$250.00
5700 - Community Activities	\$152.69	\$41.67	(\$111.02)	\$401.58	\$416.66	\$15.08	\$500.00	\$98.42
57041 - Open House	\$400.00	\$208.33	(\$191.67)	\$1,578.00	\$2,083.34	\$505.34	\$2,500.00	\$922.00
57042 - Fourth of July	\$441.60	\$100.00	(\$341.60)	\$1,902.64	\$1,000.00	(\$902.64)	\$1,200.00	(\$702.64)
57044 - Yard of the Month	\$0.00	\$0.00	\$0.00	\$2,761.01	\$1,200.00	(\$1,561.01)	\$1,200.00	(\$1,561.01)
57045 - Nite of Lights	\$0.00	\$42.00	\$42.00	\$0.00	\$417.00	\$417.00	\$500.00	\$500.00
57046 - Easter Egg Hunt	\$0.00	\$0.00	\$0.00	\$73.07	\$0.00	(\$73.07)	\$2,000.00	\$1,926.93
58050 - Bank Charges	\$0.00	\$0.00	\$0.00	\$135.31	\$300.00	\$164.69	\$300.00	\$164.69
58800 - ACC Review	\$0.00	\$8.00	\$8.00	\$0.00	\$83.00	\$83.00	\$100.00	\$100.00
59000 - Miscellaneous/Records Storage	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	(\$200.00)	\$0.00	(\$200.00)
59001 - Keys and Locks	(\$31.97)	\$242.92	\$274.89	\$2,991.06	\$2,429.16	(\$561.90)	\$2,915.00	(\$76.06)
59001 - Keys and Locks	\$0.00	\$42.00	\$42.00	\$0.00	\$417.00	\$417.00	\$500.00	\$500.00
Total Administration	\$9,764.34	\$12,020.58	\$2,256.24	\$148,217.59	\$123,370.84	(\$24,846.75)	\$154,650.00	\$6,432.41
Grounds								
62000 - Landscape Contract	\$2,231.29	\$2,083.33	(\$147.96)	\$24,523.58	\$20,833.34	(\$3,690.24)	\$25,000.00	\$476.42
62200 - Sprinkler Repairs	\$0.00	\$125.00	\$125.00	\$2,254.76	\$1,250.00	(\$1,004.76)	\$1,500.00	(\$754.76)
62500 - Pest Control - Mosquito Fogging	\$1,170.00	\$408.33	(\$761.67)	\$5,525.00	\$4,083.34	(\$1,441.66)	\$4,900.00	(\$625.00)
63000 - Common Area Repairs	\$0.00	\$208.00	\$208.00	\$3,576.22	\$2,083.00	(\$1,493.22)	\$2,500.00	(\$1,076.22)
6378 - Trees	(\$887.65)	\$0.00	\$887.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
63780 - Trees	\$7,707.40	\$416.67	(\$7,290.73)	\$7,707.40	\$4,166.66	(\$3,540.74)	\$5,000.00	(\$2,707.40)
64000 - General Grounds Maintenance	(\$6,865.23)	\$0.00	\$6,865.23	(\$456.04)	\$0.00	\$456.04	\$0.00	\$456.04
64100 - Grounds Contracts Extra	\$2,587.41	\$541.67	(\$2,045.74)	\$9,323.95	\$5,416.66	(\$3,907.29)	\$6,500.00	(\$2,823.95)
Total Grounds	\$5,943.22	\$3,783.00	(\$2,160.22)	\$52,454.87	\$37,833.00	(\$14,621.87)	\$45,400.00	(\$7,054.87)
Insurance Claims								
7100 - Insurance Claims Expense	\$8,981.06	\$0.00	(\$8,981.06)	\$8,981.06	\$0.00	(\$8,981.06)	\$0.00	(\$8,981.06)
71000 - Insurance Claims Expense	\$0.00	\$125.00	\$125.00	\$0.00	\$1,250.00	\$1,250.00	\$1,500.00	\$1,500.00
Total Insurance Claims	\$8,981.06	\$125.00	(\$8,856.06)	\$8,981.06	\$1,250.00	(\$7,731.06)	\$1,500.00	(\$7,481.06)
Recreation								
60400 - Pest Control - Facilities	\$177.57	\$83.00	(\$94.57)	\$695.09	\$833.00	\$137.91	\$1,000.00	\$304.91
65000 - Clubhouse - General Repair	\$0.00	\$208.00	\$208.00	\$2,698.28	\$2,083.00	(\$615.28)	\$2,500.00	(\$198.28)
65100 - Pool I - Contract	\$0.00	\$3,333.33	\$3,333.33	\$39,622.50	\$33,333.34	(\$6,289.16)	\$40,000.00	\$377.50
65102 - Pool I - Maintenance Contract	\$649.50	\$533.33	(\$116.17)	\$4,210.12	\$5,333.34	\$1,123.22	\$6,400.00	\$2,189.88
65110 - Pool I - Furniture & Repairs	\$202.70	\$208.00	\$5.30	\$2,112.77	\$2,083.00	(\$29.77)	\$2,500.00	\$387.23
65120 - Pool I - Chemical Supplies & Pool Tags	\$93.44	\$583.33	\$489.89	\$3,752.63	\$5,833.34	\$2,080.71	\$7,000.00	\$3,247.37
65130 - Pool I - Pump & Electrical Repairs	\$611.33	\$250.00	(\$361.33)	\$4,500.10	\$2,500.00	(\$2,000.10)	\$3,000.00	(\$1,500.10)
65140 - Pool I - Splashpad	(\$6,763.00)	\$208.33	\$6,971.33	\$850.00	\$2,083.34	\$1,233.34	\$2,500.00	\$1,650.00
65150 - Pool II - Contract	\$6,763.00	\$1,583.33	(\$5,179.67)	\$19,933.50	\$15,833.34	(\$4,100.16)	\$19,000.00	(\$933.50)
65152 - Pool II - Furniture & Repairs	\$0.00	\$166.67	\$166.67	\$1,596.60	\$1,666.66	\$70.06	\$2,000.00	\$403.40
65153 - Pool II - Chemical Supplies & Pool Tags	\$0.00	\$316.67	\$316.67	\$2,863.46	\$3,166.66	\$303.20	\$3,800.00	\$936.54
65154 - Pool II - Pump & Electrical Repairs	\$672.50	\$166.67	(\$505.83)	\$672.50	\$1,666.66	\$994.16	\$2,000.00	\$1,327.50
65155 - Pool II - Maintenance Contract	\$649.50	\$541.67	(\$107.83)	\$4,309.12	\$5,416.66	\$1,107.54	\$6,500.00	\$2,190.88
65201 - Tennis Court I - Light Poles/Electrical	\$0.00	\$83.00	\$83.00	\$0.00	\$833.00	\$833.00	\$1,000.00	\$1,000.00

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Budget Comparison Report - Fund
10/1/2016 - 10/31/2016

Accounts	10/1/2016 - 10/31/2016			1/1/2016 - 10/31/2016			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
65203 - Tennis Court I - Nets/Windcreens	\$0.00	\$83.00	\$83.00	\$1,564.12	\$833.00	(\$731.12)	\$1,000.00	(\$564.12)
65210 - Tennis Court II - Light Poles/Electrical	\$0.00	\$41.67	\$41.67	\$1,345.00	\$416.66	(\$928.34)	\$500.00	(\$845.00)
65211 - Tennis Court II - Hardware/Repair	\$0.00	\$83.33	\$83.33	\$0.00	\$833.34	\$833.34	\$1,000.00	\$1,000.00
65212 - Tennis Court II - Nets/Windcreens	\$0.00	\$42.00	\$42.00	\$0.00	\$417.00	\$417.00	\$500.00	\$500.00
65212 - Tennis Court II - Nets/Windcreens	\$0.00	\$42.00	\$42.00	\$700.00	\$417.00	(\$283.00)	\$500.00	(\$200.00)
65800 - Clubhouse - Janitorial Contract	\$0.00	\$233.33	\$233.33	\$4,871.75	\$2,333.34	(\$2,538.41)	\$2,800.00	(\$2,071.75)
66300 - Clubhouse Supplies	\$0.00	\$42.00	\$42.00	\$0.00	\$417.00	\$417.00	\$500.00	\$500.00
Total Recreation	\$3,056.54	\$8,832.66	\$5,776.12	\$96,297.54	\$88,332.68	(\$7,964.86)	\$106,000.00	\$9,702.46
<u>Reserve Expenses</u>								
9150 - Fences	\$0.00	\$0.00	\$0.00	\$27,734.85	\$0.00	(\$27,734.85)	\$0.00	(\$27,734.85)
9300 - Capital Expenditures	\$0.00	\$0.00	\$0.00	\$21,000.00	\$0.00	(\$21,000.00)	\$0.00	(\$21,000.00)
9510 - Miscellaneous	(\$8,981.06)	\$0.00	\$8,981.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Reserve Expenses	(\$8,981.06)	\$0.00	\$8,981.06	\$48,734.85	\$0.00	(\$48,734.85)	\$0.00	(\$48,734.85)
<u>Shared Maintenance</u>								
6825 - Insurance	\$1,518.59	\$0.00	(\$1,518.59)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Shared Maintenance	\$1,518.59	\$0.00	(\$1,518.59)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Utilities</u>								
67600 - Trash	\$13,251.70	\$12,666.67	(\$585.03)	\$131,961.34	\$126,666.66	(\$5,294.68)	\$152,000.00	\$20,038.66
67700 - Telephone/Pager	(\$835.65)	\$316.67	\$1,152.32	\$2,834.10	\$3,166.66	\$332.56	\$3,800.00	\$965.90
Total Utilities	\$12,416.05	\$12,983.34	\$567.29	\$134,795.44	\$129,833.32	(\$4,962.12)	\$155,800.00	\$21,004.56
Total Expense	\$32,698.74	\$37,744.58	\$5,045.84	\$489,481.35	\$380,619.84	(\$108,861.51)	\$463,350.00	(\$26,131.35)
Operating Net Income	\$9,130.46	\$451.09	\$8,679.37	(\$86,505.55)	\$6,338.86	(\$92,844.41)	\$0.00	\$86,505.55
<u>Reserve Income</u>								
<u>Reserve Income</u>								
80100 - Reserve Transfer	(\$195.47)	\$2,760.83	(\$2,956.30)	\$27,608.34	\$27,608.34	\$0.00	\$33,130.00	\$5,521.66
87000 - Interest	\$0.00	\$0.00	\$0.00	\$340.55	\$0.00	\$340.55	\$0.00	(\$340.55)
Total Reserve Income	(\$195.47)	\$2,760.83	(\$2,956.30)	\$27,948.89	\$27,608.34	\$340.55	\$33,130.00	\$5,181.11
Total Reserve Income	(\$195.47)	\$2,760.83	(\$2,956.30)	\$27,948.89	\$27,608.34	\$340.55	\$33,130.00	\$5,181.11
<u>Reserve Expense</u>								
<u>Reserve Expenses</u>								
91552 - Signage - Hargrave & Charlynn Oaks	\$4,277.82	\$0.00	(\$4,277.82)	\$4,277.82	\$0.00	(\$4,277.82)	\$0.00	(\$4,277.82)
92150 - Tennis Courts	\$0.00	\$0.00	\$0.00	(\$15,536.00)	\$0.00	\$15,536.00	\$0.00	\$15,536.00
95200 - Bank Charges	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	(\$50.00)	\$0.00	(\$50.00)
Total Reserve Expenses	\$4,277.82	\$0.00	(\$4,277.82)	(\$11,208.18)	\$0.00	\$11,208.18	\$0.00	\$11,208.18
Total Reserve Expense	\$4,277.82	\$0.00	(\$4,277.82)	(\$11,208.18)	\$0.00	\$11,208.18	\$0.00	\$11,208.18
Reserve Net Income	(\$4,473.29)	\$2,760.83	(\$7,234.12)	\$39,157.07	\$27,608.34	\$11,548.73	\$33,130.00	(\$6,027.07)
Net Income	\$4,657.17	\$3,211.92	\$1,445.25	(\$47,348.48)	\$33,947.20	(\$81,295.68)	\$33,130.00	\$80,478.48