

Prestonwood Forest Maintenance Association Inc.
Balance Sheet
11/30/2017

Assets

Cash & Investments - Operating Fund

10600 - Checking - Union Bank	\$72,165.36
12020 - Savings - Union Bank	\$3,689.50

<u>Cash & Investments - Operating Fund Total</u>	<u>\$75,854.86</u>
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Cash & Investments - Reserve Fund

13200 - Money Market - Morgan Stanley	\$108,026.67
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<u>Cash & Investments - Reserve Fund Total</u>	<u>\$108,026.67</u>
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Accounts Receivable

14000 - Accts. Rec. - Accounts Receivable	\$62,873.91
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<u>Accounts Receivable Total</u>	<u>\$62,873.91</u>
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Current Assets - Operating Fund

15201 - Accts. Rec. - PFUD Contribution	\$5,000.00
16000 - Allowance for Doubtful Accounts	(\$2,505.01)
17200 - Prepaid Insurance	\$6,670.62

<u>Current Assets - Operating Fund Total</u>	<u>\$9,165.61</u>
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Current Assets - Reserve Fund

15600 - Due from Operating	\$105,731.83
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<u>Current Assets - Reserve Fund Total</u>	<u>\$105,731.83</u>
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<i>Assets Total</i>	<i>\$261,652.88</i>
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Liabilities and Equity

Current Liabilities - Operating Fund

20000 - Operating Accounts Payable	\$114,182.39
21000 - Deferred Income	\$80,855.00
22000 - Prepaid Assessments	\$58,141.32
26600 - Due to Replacement	\$105,731.83
27010 - Processing Fee Suspense	\$255.00
27090 - Transfer Fee Suspense	\$175.00

<u>Current Liabilities - Operating Fund Total</u>	<u>\$359,340.54</u>
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Retained Earnings

\$113,925.70

Net Income

(\$211,613.36)

<i>Liabilities & Equity Total</i>	<i>\$261,652.88</i>
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Prestonwood Forest Maintenance Association Inc.
Budget Comparison Report
11/1/2017 - 11/30/2017

	11/1/2017 - 11/30/2017			1/1/2017 - 11/30/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessments	\$0.00	\$40,427.50	(\$40,427.50)	\$404,275.00	\$444,702.50	(\$40,427.50)	\$485,130.00
40100 - Replacement Transfer	\$0.00	(\$2,083.33)	\$2,083.33	\$0.00	(\$22,916.63)	\$22,916.63	(\$25,000.00)
40150 - Late Charges	\$50.00	\$250.00	(\$200.00)	\$10,550.00	\$2,750.00	\$7,800.00	\$3,000.00
40160 - Late Interest	\$339.10	\$0.00	\$339.10	\$3,745.20	\$0.00	\$3,745.20	\$0.00
40200 - Legal - Collections	\$0.00	\$208.33	(\$208.33)	\$15,472.97	\$2,291.63	\$13,181.34	\$2,500.00
40210 - Legal - Deed Restrictions	\$0.00	\$41.67	(\$41.67)	\$604.00	\$458.37	\$145.63	\$500.00
40400 - Homeowner Reimb/Repair	\$0.00	\$0.00	\$0.00	\$794.12	\$0.00	\$794.12	\$0.00
40410 - Force Mow/Deed Enforcement	\$0.00	\$0.00	\$0.00	\$48.71	\$0.00	\$48.71	\$0.00
40650 - PFUD Contribution	\$0.00	\$416.67	(\$416.67)	\$5,239.57	\$4,583.37	\$656.20	\$5,000.00
41100 - Bad Debt Recovery	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$35.00	\$0.00
4330 - Pool	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
43900 - Rec Center Rent and Fees	\$100.00	\$83.33	\$16.67	\$2,200.00	\$916.63	\$1,283.37	\$1,000.00
43901 - Tennis Club Guest Income	\$0.00	\$4.17	(\$4.17)	\$0.00	\$45.87	(\$45.87)	\$50.00
47000 - Interest Earned	\$0.00	\$16.67	(\$16.67)	\$3.05	\$183.37	(\$180.32)	\$200.00
49900 - Miscellaneous Charge	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00	\$0.00
<u>Total Income</u>	\$489.10	\$39,365.01	(\$38,875.91)	\$443,517.62	\$433,015.11	\$10,502.51	\$472,380.00
Total Income	\$489.10	\$39,365.01	(\$38,875.91)	\$443,517.62	\$433,015.11	\$10,502.51	\$472,380.00
Expense							
<u>Administration</u>							
50001 - Facilities Hazard & Liability	\$18,199.00	\$1,016.67	(\$17,182.33)	\$18,199.00	\$11,183.37	(\$7,015.63)	\$12,200.00
50010 - Directors & Officers Liability	\$1,235.00	\$291.67	(\$943.33)	\$4,707.00	\$3,208.37	(\$1,498.63)	\$3,500.00
50100 - Management Fee	\$1,500.00	\$1,500.00	\$0.00	\$16,500.00	\$16,500.00	\$0.00	\$18,000.00
50200 - Legal - Collections	\$3,361.79	\$625.00	(\$2,736.79)	\$14,432.97	\$6,875.00	(\$7,557.97)	\$7,500.00
50210 - Legal - Deed Restrictions	\$0.00	\$83.33	\$83.33	\$165.00	\$916.63	\$751.63	\$1,000.00
50410 - Force Mow/Deed Enforcement	\$0.00	\$33.33	\$33.33	\$812.83	\$366.63	(\$446.20)	\$400.00
51420 - Legal - Corporate	\$0.00	\$125.00	\$125.00	\$445.00	\$1,375.00	\$930.00	\$1,500.00
51700 - Audit & Tax Preparation	\$0.00	\$341.67	\$341.67	\$4,600.00	\$3,758.37	(\$841.63)	\$4,100.00
51800 - Web Administrator Contract	\$0.00	\$116.67	\$116.67	\$1,450.00	\$1,283.37	(\$166.63)	\$1,400.00
51803 - Web Hosting Service	\$132.50	\$25.00	(\$107.50)	\$673.26	\$275.00	(\$398.26)	\$300.00
52100 - Patrol Contract	\$5,596.00	\$5,750.00	\$154.00	\$56,016.48	\$63,250.00	\$7,233.52	\$69,000.00
52101 - Extra Patrol - Halloween	\$0.00	\$25.00	\$25.00	\$0.00	\$275.00	\$275.00	\$300.00
52102 - Extra Patrol - Fourth of July	\$0.00	\$41.67	\$41.67	\$140.00	\$458.37	\$318.37	\$500.00
52103 - Extra Patrol - Nite of Lights	\$0.00	\$441.67	\$441.67	\$1,200.00	\$4,858.37	\$3,658.37	\$5,300.00
5425.01 - Property Taxes - School	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00	\$25.00
5425.02 - Property Taxes - MUD	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00	\$25.00
54250 - Property Taxes	\$0.00	\$0.00	\$0.00	\$5.52	\$25.00	\$19.48	\$25.00
54900 - Bad Debt	\$0.00	\$0.00	\$0.00	\$944.94	\$0.00	(\$944.94)	\$0.00
54940 - Bad Debt - Late Fees & Interest	\$0.00	\$625.00	\$625.00	\$0.00	\$6,875.00	\$6,875.00	\$7,500.00
55200 - Administrative Notices	\$0.00	\$194.58	\$194.58	\$2,355.00	\$2,140.38	(\$214.62)	\$2,335.00
55250 - Postage and Copies	\$426.29	\$583.33	\$157.04	\$5,625.30	\$6,416.63	\$791.33	\$7,000.00
55600 - Office Supplies	\$0.00	\$20.83	\$20.83	\$0.00	\$229.13	\$229.13	\$250.00
56300 - Meeting/Minutes	\$0.00	\$39.17	\$39.17	\$321.28	\$430.87	\$109.59	\$470.00
5700 - Community Activities	\$0.00	\$0.00	\$0.00	\$3,966.04	\$0.00	(\$3,966.04)	\$0.00
57041 - Open House	\$379.58	\$291.67	(\$87.91)	\$2,169.66	\$3,208.37	\$1,038.71	\$3,500.00
57042 - Fourth of July	\$0.00	\$308.33	\$308.33	\$1,216.05	\$3,391.63	\$2,175.58	\$3,700.00
57045 - Nite of Lights	\$0.00	\$166.67	\$166.67	\$240.00	\$1,833.37	\$1,593.37	\$2,000.00
57046 - Easter Egg Hunt	\$0.00	\$25.00	\$25.00	\$428.31	\$275.00	(\$153.31)	\$300.00
57047 - Swim Team Contribution	\$0.00	\$41.67	\$41.67	\$0.00	\$458.37	\$458.37	\$500.00

12/7/2017

Prestonwood Forest Maintenance Association Inc.
Budget Comparison Report
11/1/2017 - 11/30/2017

	11/1/2017 - 11/30/2017			1/1/2017 - 11/30/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
58050 - Bank Charges	\$0.00	\$8.33	\$8.33	\$0.00	\$91.63	\$91.63	\$100.00
58800 - ACC Review	\$0.00	\$20.83	\$20.83	\$0.00	\$229.13	\$229.13	\$250.00
59000 - Miscellaneous/Records Storage	\$65.00	\$208.33	\$143.33	\$4,259.32	\$2,291.63	(\$1,967.69)	\$2,500.00
59001 - Keys and Locks	\$0.00	\$41.67	\$41.67	\$0.00	\$458.37	\$458.37	\$500.00
<u>Total Administration</u>	\$30,895.16	\$12,992.09	(\$17,903.07)	\$140,872.96	\$142,987.99	\$2,115.03	\$155,980.00
<u>Buildings</u>							
6117 - Telephone - Security	\$148.95	\$0.00	(\$148.95)	\$148.95	\$0.00	(\$148.95)	\$0.00
<u>Total Buildings</u>	\$148.95	\$0.00	(\$148.95)	\$148.95	\$0.00	(\$148.95)	\$0.00
<u>Grounds</u>							
62000 - Landscape Contract	\$2,231.29	\$2,500.00	\$268.71	\$24,540.63	\$27,500.00	\$2,959.37	\$30,000.00
62200 - Sprinkler Repairs	\$0.00	\$166.67	\$166.67	\$1,620.61	\$1,833.37	\$212.76	\$2,000.00
62500 - Pest Control - Mosquito Fogging	\$1,105.00	\$408.33	(\$696.67)	\$5,637.57	\$4,491.63	(\$1,145.94)	\$4,900.00
63000 - Common Area Repairs	\$0.00	\$208.33	\$208.33	\$1,703.41	\$2,291.63	\$588.22	\$2,500.00
63780 - Trees	\$0.00	\$208.33	\$208.33	\$0.00	\$2,291.63	\$2,291.63	\$2,500.00
64100 - Grounds Contracts Extra	\$0.00	\$416.67	\$416.67	\$5,742.91	\$4,583.37	(\$1,159.54)	\$5,000.00
<u>Total Grounds</u>	\$3,336.29	\$3,908.33	\$572.04	\$39,245.13	\$42,991.63	\$3,746.50	\$46,900.00
<u>Insurance Claims</u>							
7100 - Insurance Claims Expense	\$0.00	\$0.00	\$0.00	\$53,288.42	\$0.00	(\$53,288.42)	\$0.00
<u>Total Insurance Claims</u>	\$0.00	\$0.00	\$0.00	\$53,288.42	\$0.00	(\$53,288.42)	\$0.00
<u>Recreation</u>							
60400 - Pest Control - Facilities	\$0.00	\$70.83	\$70.83	\$177.57	\$779.13	\$601.56	\$850.00
65000 - Clubhouse - General Repair	\$0.00	\$166.67	\$166.67	\$2,916.72	\$1,833.37	(\$1,083.35)	\$2,000.00
65100 - Pool I - Contract	\$0.00	\$3,500.00	\$3,500.00	\$31,731.00	\$38,500.00	\$6,769.00	\$42,000.00
65102 - Pool I - Maintenance Contract	\$1,418.98	\$400.00	(\$1,018.98)	\$15,044.07	\$4,400.00	(\$10,644.07)	\$4,800.00
65110 - Pool I - Furniture & Repairs	\$0.00	\$208.33	\$208.33	\$8,081.68	\$2,291.63	(\$5,790.05)	\$2,500.00
65120 - Pool I - Chemical Supplies & Pool Tags	\$0.00	\$416.67	\$416.67	\$6,028.46	\$4,583.37	(\$1,445.09)	\$5,000.00
65130 - Pool I - Pump & Electrical Repairs	\$0.00	\$416.67	\$416.67	\$6,725.79	\$4,583.37	(\$2,142.42)	\$5,000.00
65140 - Pool I - Splashpad	\$0.00	\$125.00	\$125.00	\$4,594.65	\$1,375.00	(\$3,219.65)	\$1,500.00
65150 - Pool II - Contract	\$0.00	\$1,833.33	\$1,833.33	\$23,129.50	\$20,166.63	(\$2,962.87)	\$22,000.00
65152 - Pool II - Furniture & Repairs	\$0.00	\$166.67	\$166.67	\$7,899.86	\$1,833.37	(\$6,066.49)	\$2,000.00
65153 - Pool II - Chemical Supplies & Pool Tags	\$0.00	\$316.67	\$316.67	\$2,820.24	\$3,483.37	\$663.13	\$3,800.00
65154 - Pool II - Pump & Electrical Repairs	\$5,038.67	\$166.67	(\$4,872.00)	\$10,744.99	\$1,833.37	(\$8,911.62)	\$2,000.00
65155 - Pool II - Maintenance Contract	\$0.00	\$400.00	\$400.00	\$14,719.38	\$4,400.00	(\$10,319.38)	\$4,800.00
65201 - Tennis Court I - Light Poles/Electrical	\$0.00	\$83.33	\$83.33	\$888.46	\$916.63	\$28.17	\$1,000.00
65202 - Tennis Court I - Hardware/Repair	\$45.42	\$83.33	\$37.91	\$1,293.81	\$916.63	(\$377.18)	\$1,000.00
65203 - Tennis Court I - Nets/Windcreens	\$0.00	\$41.67	\$41.67	\$439.73	\$458.37	\$18.64	\$500.00
65210 - Tennis Court II - Light Poles/Electrical	\$0.00	\$83.33	\$83.33	\$230.49	\$916.63	\$686.14	\$1,000.00
65211 - Tennis Court II - Hardware/Repair	\$0.00	\$41.67	\$41.67	\$0.00	\$458.37	\$458.37	\$500.00
65212 - Tennis Court II - Nets/Windcreens	\$0.00	\$41.67	\$41.67	\$0.00	\$458.37	\$458.37	\$500.00
65800 - Clubhouse - Janitorial Contract	\$757.75	\$375.00	(\$382.75)	\$5,520.75	\$4,125.00	(\$1,395.75)	\$4,500.00
6610 - Telephone	\$344.68	\$0.00	(\$344.68)	\$344.68	\$0.00	(\$344.68)	\$0.00
66300 - Clubhouse Supplies	(\$45.42)	\$41.67	\$87.09	\$231.39	\$458.37	\$226.98	\$500.00
<u>Total Recreation</u>	\$7,560.08	\$8,979.18	\$1,419.10	\$143,563.22	\$98,770.98	(\$44,792.24)	\$107,750.00
<u>Utilities</u>							
67600 - Trash	\$58,433.49	\$13,166.67	(\$45,266.82)	\$166,038.33	\$144,833.37	(\$21,204.96)	\$158,000.00
67700 - Telephone/Pager	\$298.75	\$266.67	(\$32.08)	\$3,024.74	\$2,933.37	(\$91.37)	\$3,200.00
6771 - Cable/Internet/Satellite/TV	\$165.63	\$45.83	(\$119.80)	\$2,889.66	\$504.13	(\$2,385.53)	\$550.00
<u>Total Utilities</u>	\$58,897.87	\$13,479.17	(\$45,418.70)	\$171,952.73	\$148,270.87	(\$23,681.86)	\$161,750.00

Prestonwood Forest Maintenance Association Inc.
Budget Comparison Report
11/1/2017 - 11/30/2017

	11/1/2017 - 11/30/2017			1/1/2017 - 11/30/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$100,838.35	\$39,358.77	(\$61,479.58)	\$549,071.41	\$433,021.47	(\$116,049.94)	\$472,380.00
Operating Net Income	(\$100,349.25)	\$6.24	(\$100,355.49)	(\$105,553.79)	(\$6.36)	(\$105,547.43)	\$0.00
Reserve Income							
<u>Reserve Income</u>							
80100 - Reserve Transfer	\$0.00	\$2,083.33	(\$2,083.33)	\$0.00	\$22,916.63	(\$22,916.63)	\$25,000.00
87000 - Interest	\$0.00	\$0.00	\$0.00	\$0.81	\$0.00	\$0.81	\$0.00
<u>Total Reserve Income</u>	\$0.00	\$2,083.33	(\$2,083.33)	\$0.81	\$22,916.63	(\$22,915.82)	\$25,000.00
Total Reserve Income	\$0.00	\$2,083.33	(\$2,083.33)	\$0.81	\$22,916.63	(\$22,915.82)	\$25,000.00
Reserve Expense							
<u>Reserve Expenses</u>							
9205 - Clubhouse	\$0.00	\$0.00	\$0.00	\$67,357.29	\$0.00	(\$67,357.29)	\$0.00
92101 - Pool I	\$0.00	\$0.00	\$0.00	\$38,703.09	\$0.00	(\$38,703.09)	\$0.00
<u>Total Reserve Expenses</u>	\$0.00	\$0.00	\$0.00	\$106,060.38	\$0.00	(\$106,060.38)	\$0.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$106,060.38	\$0.00	(\$106,060.38)	\$0.00
Reserve Net Income	\$0.00	\$2,083.33	(\$2,083.33)	(\$106,059.57)	\$22,916.63	(\$128,976.20)	\$25,000.00
Net Income	(\$100,349.25)	\$2,089.57	(\$102,438.82)	(\$211,613.36)	\$22,910.27	(\$234,523.63)	\$25,000.00