



SPECTRUM
Association Management, LP

Castlewood Homeowners' Association, Inc.

Board of Directors Meeting Minutes

Wednesday, October 18, 2017 at 7:00 pm

3420 Fairfield Lane

1. **Call to Order**: Meeting was called to order at _7:02_ pm.

2. **Roll Call** – Quorum was established with _3_ board members present.
 - A. Proof of Notice was emailed to all Homeowners and posted on website.
 - B. Introduction of Board Members & Community Manager.

Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Tony Leone, President	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Mike Murphy, Vice President
Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Cris Manning, Secretary	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Amber Coddington, Treasurer
Present <input type="checkbox"/> Not Present <input checked="" type="checkbox"/> Amy Alsaffar, Director	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Sebastian Dodson, Community Mgr.
	Present <input checked="" type="checkbox"/> Not Present <input type="checkbox"/> Austin Sies, Community Mgr.

3. **Approval of the August 2017 Meeting Minutes** – _Cris_ read the minutes from August 2017, A Motion was made by _Mike_ to approve the minutes with modifications to who was present and add detail to some actions that are taken, seconded by _Cris_, with _All_ in favor the motion was carried.

4. **Open Forum** –
 - a. Have Roberts Pools fix the pool cover. Pegs and straps have popped off.
 - b. Verify if meeting minutes must be read aloud or if they can be read before the meeting.
 - c. Move clutter from pool entry area.
 - d. Tony would like to restock the kitchen with some items to make it functional
 - e. Access hot water closet, have a plumber fix the hot water heater.

5. **Presidents Report** –
 - a. Tony presented Sebastian with a letter of appreciation from the board for his service the past few months.

6. **Financial Review/Treasurer's Report** – __ presented the financial report for September 2017.
 - a. Operating – EOM for June \$78,358.38, Reserve - EOM June \$215,844.10
 - b. Operating – As of October 18th \$56,163.20, Reserve – As of October 18th \$215,844.10

7. **Community Mgr. Report** –
 - a. Began meeting with brick vendors to come up with cost of repairing the wall behind Excalibur Drive.
 - b. Continued to review progress on Castlewood Blvd drainage issue.
 - c. Assembled all chase lounges that could be assembled.
 - d. Followed up with vendors for items such as the pool patch, and ladder extension.
 - i. Email Stirling about pool patch.
 - ii. Follow up with upright construction.

8. **New Business** –
 - a. Approve 2018 Budget



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- i.* Correct community manager expense.
 - ii.* Fix monthly expense for pool over the course of the year.
 - iii.* Find out spectrum policy to pay for on-site CM phone service.
 - iv.* Find a better cable, internet, and phone provider.
 - v.* Mike motioned to conditionally approve the 2018 budget pending the adjustments be made, Cris seconded, with all on favor the motion carried.
- b. Insurance ACV vs. RCV
- c. UPS Holiday Pod
 - i.* Mike motioned, seconded by Amber, all in favor motion carried
- d. Land Lease Proposal
 - i.* Board not interested.

9. Old Business –

- a. Clubhouse and Pavilion roof repairs.
 - i.* Currently in contact with Holden roofing and waiting on quote.
 - ii.* Make sure that Holden is also replacing gutters, try to generate an apples to apples comparison.
 - iii.* Try to schedule a 10:00 and 11:00 meeting on the 25th with both roofing contractors.
- b. Andy's Sprinkler & Drainage underground vs street deposit runoff pipe.
 - i.* Water is still running off into the street by following the underside of the pipe, New proposal is to run the French Drain underground from where it currently is, take a right-hand turn and run underground to the driveway where it will than meet with the 4" PVC. Proposal is attached.
 - ii.* Mike motioned to have Andys complete the underground, seconded by Amber, all in favor the motion carried.

10. Executive session

- a. Aging Report: Sebastian gave a brief summary on the aging report and the actions that must be taken to pursue delinquent accounts.
- b. Violation Report: Sebastian went over the violation report from the last site drive.

11. Adjournment: Meeting was adjourned at _8:37_ pm



Balance Sheet
 Castlewood Homeowners' Association, Inc.
 End Date: 09/30/2017

Date: 10/9/2017
 Time: 8:55 am
 Page: 1

	Operating	Reserve	Total
Assets			
Current Assets			
FCB Bank Operating	\$78,358.38	\$0.00	\$78,358.38
FCB Bank Money Market	\$0.00	\$215,844.10	\$215,844.10
Total: Current Assets	\$78,358.38	\$215,844.10	\$294,202.48
Accounts Receivable			
Accounts Receivable	\$3,512.44	\$0.00	\$3,512.44
Due from Reserve	\$2,635.79	\$0.00	\$2,635.79
Total: Accounts Receivable	\$6,148.23	\$0.00	\$6,148.23
Other Assets			
Prepaid Insurance	\$3,093.25	\$0.00	\$3,093.25
Total: Other Assets	\$3,093.25	\$0.00	\$3,093.25
Total: Assets	\$87,599.86	\$215,844.10	\$303,443.96
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$48.71	\$0.00	\$48.71
Payable to Operating	\$0.00	\$2,635.79	\$2,635.79
Accrued Expenses	\$805.77	\$0.00	\$805.77
Deferred Revenue	\$62,400.00	\$0.00	\$62,400.00
Prepaid Assessments	\$1,290.14	\$0.00	\$1,290.14
A/P Spectrum Collections	\$2,869.75	\$0.00	\$2,869.75
Unclaimed funds	\$43.30	\$0.00	\$43.30
Total: Current Liabilities	\$67,457.67	\$2,635.79	\$70,093.46
Equity			
Reserve Funding	\$0.00	\$160,521.00	\$160,521.00
Retained Earnings	\$24,702.11	\$0.00	\$24,702.11
Total: Equity	\$24,702.11	\$160,521.00	\$185,223.11
Total Net Income Gain / Loss	(\$4,559.92)	\$52,687.31	\$48,127.39
Total: Liabilities & Equity	\$87,599.86	\$215,844.10	\$303,443.96



Income Statement - Operating
 Castlewood Homeowners' Association, Inc.
 09/30/2017

Date: 10/9/2017
 Time: 8:55 am
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4110-00 Homeowner Assessment	\$20,830.00	\$20,799.92	\$30.08	\$188,655.00	\$187,199.28	\$1,455.72	\$249,599.00
4120-00 Acquisition Assessment	-	300.00	(300.00)	-	2,700.00	(2,700.00)	3,600.00
4135-00 Capital Improvement Fee	400.00	-	400.00	2,600.00	-	2,600.00	-
4210-00 Late Fee Income	-	62.50	(62.50)	11.20	562.50	(551.30)	750.00
4225-00 Land Lease Income	-	910.58	(910.58)	-	8,195.22	(8,195.22)	10,927.00
4240-00 Newsletter Income	-	50.00	(50.00)	110.00	450.00	(340.00)	600.00
4245-00 Legal Fee Income	-	83.33	(83.33)	-	749.97	(749.97)	1,000.00
Total Income	\$21,230.00	\$22,206.33	(\$976.33)	\$191,376.20	\$199,856.97	(\$8,480.77)	\$266,476.00
Misc Income							
4230-00 Key Fob/Card Income	-	-	-	50.00	-	50.00	-
4235-00 Rental Income	-	250.00	(250.00)	1,825.00	2,250.00	(425.00)	3,000.00
4240-00 Collection Processing Fee	-	83.33	(83.33)	-	749.97	(749.97)	1,000.00
4400-00 Misc. Income	-	16.67	(16.67)	-	150.03	(150.03)	200.00
Total Misc Income	\$-	\$350.00	(\$350.00)	\$1,875.00	\$3,150.00	(\$1,275.00)	\$4,200.00
Total OPERATING INCOME	\$21,230.00	\$22,556.33	(\$1,326.33)	\$193,251.20	\$203,006.97	(\$9,755.77)	\$270,676.00
OPERATING EXPENSE							
Maintenance							
5110-00 A/C & Heat Repairs	-	41.67	41.67	-	375.03	375.03	500.00
5111-00 Maintenance - Electrical	-	125.00	125.00	1,161.19	1,125.00	(36.19)	1,500.00
5112-00 Carpentry Repairs	-	35.00	35.00	-	315.00	315.00	420.00
5113-00 Carpet Cleaning	144.64	48.25	(96.39)	433.92	434.25	0.33	579.00
5114-00 Painting Exterior	-	83.33	83.33	-	749.97	749.97	1,000.00
5115-00 Painting Interior	-	16.67	16.67	-	150.03	150.03	200.00
5116-00 Pool Maint/ Repair-non contracted	92.06	208.33	116.27	1,945.01	1,874.97	(70.04)	2,500.00
5117-00 Signs	-	29.17	29.17	908.08	262.53	(645.55)	350.00
5120-00 Recreation/Playground	487.79	25.00	(462.79)	875.14	225.00	(650.14)	300.00
5125-00 Tennis Court Repairs	-	33.33	33.33	694.90	299.97	(394.93)	400.00
5129-00 Plumbing Repairs & Maintenance	-	65.00	65.00	-	585.00	585.00	780.00
5130-00 Misc. Repairs/Maintenance	-	62.50	62.50	240.86	562.50	321.64	750.00
5150-00 Irrigation Maint/ Repairs	-	150.00	150.00	1,426.28	1,350.00	(76.28)	1,800.00
5155-00 Fence Repairs	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
5160-00 Backflow Testing	-	-	-	119.08	-	(119.08)	-
Total Maintenance	\$724.49	\$1,089.92	\$365.43	\$7,804.46	\$9,809.28	\$2,004.82	\$13,079.00
Utilities							
5205-00 Gas	48.02	65.00	16.98	565.54	585.00	19.46	780.00
5210-00 Electric	856.07	625.00	(231.07)	4,435.36	5,625.00	1,189.64	7,500.00
5220-00 Water/Sewer	4,993.89	2,833.33	(2,160.56)	21,805.86	25,499.97	3,694.11	34,000.00
5235-00 Cable/Internet	340.88	-	(340.88)	3,039.15	-	(3,039.15)	-
Total Utilities	\$6,238.86	\$3,523.33	(\$2,715.53)	\$29,845.91	\$31,709.97	\$1,864.06	\$42,280.00
Administrative							
5310-00 General Administrative	190.66	-	(190.66)	739.33	-	(739.33)	-
5320-00 Postage	-	100.00	100.00	-	900.00	900.00	1,200.00
5325-00 Mgmt./Admin Staff	2,421.87	4,947.92	2,526.05	36,328.12	44,531.28	8,203.16	59,375.00
5340-00 Telecommunications	-	525.00	525.00	685.11	4,725.00	4,039.89	6,300.00
5342-00 Cell phone/lpad Data Plan	-	-	-	862.61	-	(862.61)	-
5345-00 Social Committee	-	709.17	709.17	6,675.31	6,382.53	(292.78)	8,510.00
5355-00 Travel	-	45.83	45.83	-	412.47	412.47	550.00
5360-00 Office Supplies	-	125.00	125.00	102.08	1,125.00	1,022.92	1,500.00
5365-00 Collections	-	83.33	83.33	-	749.97	749.97	1,000.00
5370-00 Dues & Subscriptions	-	-	-	206.92	-	(206.92)	-
5375-00 Licenses/Permits/Filing Fees	-	4.17	4.17	-	37.53	37.53	50.00
5410-00 Management Fee	850.00	850.00	-	7,650.00	7,650.00	-	10,200.00
5420-00 Audit/Accounting	-	412.50	412.50	2,475.00	3,712.50	1,237.50	4,950.00
5430-00 Legal-General	-	166.67	166.67	387.76	1,500.03	1,112.27	2,000.00



Income Statement - Operating
 Castlewood Homeowners' Association, Inc.
 09/30/2017

Date: 10/9/2017
 Time: 8:55 am
 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5560-00 Income Taxes	\$-	\$-	\$-	\$2,300.00	\$-	(\$2,300.00)	\$-
5580-00 Bad Debts	-	125.00	125.00	206.30	1,125.00	918.70	1,500.00
5830-00 Meeting Expense	-	52.08	52.08	-	468.72	468.72	625.00
5831-00 Newsletter	-	265.00	265.00	2,195.00	2,385.00	190.00	3,180.00
Total Administrative	\$3,462.53	\$8,411.67	\$4,949.14	\$60,813.54	\$75,705.03	\$14,891.49	\$100,940.00
Contract Services							
5140-00 Landscape Maintenance Contract	2,690.38	2,884.50	194.12	24,213.54	25,960.50	1,746.96	34,614.00
5410-00 Pest Control	-	105.83	105.83	857.36	952.47	95.11	1,270.00
5420-00 Contracted Pool Maintenance	1,244.88	960.75	(284.13)	10,159.50	8,646.75	(1,512.75)	11,529.00
5425-00 Security/Alarm Systems	-	30.00	30.00	391.22	270.00	(121.22)	360.00
5445-00 Contracted Porter Service	757.75	757.75	-	7,577.50	6,819.75	(757.75)	9,093.00
Total Contract Services	\$4,693.01	\$4,738.83	\$45.82	\$43,199.12	\$42,649.47	(\$549.65)	\$56,866.00
Parts & Supplies							
5510-00 A/C & Heat Supplies	-	7.08	7.08	-	63.72	63.72	85.00
5520-00 Carpentry Supplies	-	6.67	6.67	-	60.03	60.03	80.00
5530-00 Cleaning Supplies	48.71	83.33	34.62	229.38	749.97	520.59	1,000.00
5540-00 Electrical/Lighting Supplies	-	41.67	41.67	-	375.03	375.03	500.00
5550-00 Hardware	-	10.00	10.00	-	90.00	90.00	120.00
5560-00 Paint Supplies	-	12.50	12.50	-	112.50	112.50	150.00
5570-00 Plumbing Supplies	-	33.33	33.33	-	299.97	299.97	400.00
5580-00 Pool Supplies	-	83.33	83.33	-	749.97	749.97	1,000.00
5590-00 Misc. Parts/Supplies	-	50.00	50.00	738.01	450.00	(288.01)	600.00
Total Parts & Supplies	\$48.71	\$327.91	\$279.20	\$967.39	\$2,951.19	\$1,983.80	\$3,935.00
Insurance							
5540-00 Insurance	618.65	651.33	32.68	5,920.70	5,861.97	(58.73)	7,816.00
Total Insurance	\$618.65	\$651.33	\$32.68	\$5,920.70	\$5,861.97	(\$58.73)	\$7,816.00
Reserve Expenses							
6300-00 Transfer to Reserve	-	3,813.33	3,813.33	49,260.00	34,319.97	(14,940.03)	45,760.00
Total Reserve Expenses	\$-	\$3,813.33	\$3,813.33	\$49,260.00	\$34,319.97	(\$14,940.03)	\$45,760.00
Total OPERATING EXPENSE	\$15,786.25	\$22,556.32	\$6,770.07	\$197,811.12	\$203,006.88	\$5,195.76	\$270,676.00
Net Income:	\$5,443.75	\$0.01	\$5,443.74	(\$4,559.92)	\$0.09	(\$4,560.01)	\$0.00



Income Statement - Reserve
 Castlewood Homeowners' Association, Inc.
 09/30/2017

Date: 10/9/2017
 Time: 8:55 am
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Income							
4051-00 Interest Income - Reserve	\$12.79	\$-	\$12.79	\$109.73	\$-	\$109.73	\$-
Total Income	\$12.79	\$-	\$12.79	\$109.73	\$-	\$109.73	\$-
Misc Income							
4236-00 Contribution To Reserves	-	3,813.33	(3,813.33)	49,260.00	34,319.97	14,940.03	45,760.00
Total Misc Income	\$-	\$3,813.33	(\$3,813.33)	\$49,260.00	\$34,319.97	\$14,940.03	\$45,760.00
Total RESERVE INCOME	\$12.79	\$3,813.33	(\$3,800.54)	\$49,369.73	\$34,319.97	\$15,049.76	\$45,760.00
RESERVE EXPENSE							
Reserve Expenses							
5120-00 Common Area Repair & Maintenance	-	-	-	(12,694.99)	-	12,694.99	-
6025-00 Landscape Improvements	7,427.98	-	(7,427.98)	8,417.41	-	(8,417.41)	-
6030-00 Community Center	-	-	-	960.00	-	(960.00)	-
Total Reserve Expenses	\$7,427.98	\$-	(\$7,427.98)	(\$3,317.58)	\$-	\$3,317.58	\$-
Total RESERVE EXPENSE	\$7,427.98	\$-	(\$7,427.98)	(\$3,317.58)	\$-	\$3,317.58	\$-
Net Reserve:	(\$7,415.19)	\$3,813.33	(\$11,228.52)	\$52,687.31	\$34,319.97	\$18,367.34	\$45,760.00



Income Statement Summary - Operating

Castlewood Homeowners' Association, Inc.

Fiscal Period: September 2017

Date: 10/9/2017

Time: 8:55 am

Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
4110-00 Homeowner Assessm	\$20,800.00	\$21,325.00	\$21,325.00	\$21,010.00	\$20,860.00	\$20,845.00	\$20,830.00	\$20,830.00	\$20,830.00	\$-	\$-	\$-	\$188,655.00
4135-00 Capital Improvement	-	600.00	600.00	600.00	400.00	-	-	-	400.00	-	-	-	2,600.00
4210-00 Late Fee Income	(230.00)	-	290.70	-	(9.75)	-	-	(39.75)	-	-	-	-	11.20
4240-00 Newsletter Income	-	-	-	-	-	-	110.00	-	-	-	-	-	110.00
Total Income	20,570.00	21,925.00	22,215.70	21,610.00	21,250.25	20,845.00	20,940.00	20,790.25	21,230.00	-	-	-	191,376.20
Misc Income													
4230-00 Key Fob/Card Income	-	-	-	-	-	40.00	-	10.00	-	-	-	-	50.00
4235-00 Rental Income	250.00	50.00	50.00	600.00	400.00	250.00	50.00	175.00	-	-	-	-	1,825.00
Total Misc Income	250.00	50.00	50.00	600.00	400.00	290.00	50.00	185.00	-	-	-	-	1,875.00
Total OPERATING INCOME	20,820.00	21,975.00	22,265.70	22,210.00	21,650.25	21,135.00	20,990.00	20,975.25	21,230.00	-	-	-	193,251.20
OPERATING EXPENSE													
Maintenance													
5111-00 Maintenance - Electric	-	-	156.25	61.68	-	178.07	-	765.19	-	-	-	-	1,161.19
5113-00 Carpet Cleaning	-	-	144.64	-	-	-	144.64	-	144.64	-	-	-	433.92
5116-00 Pool Maint/ Repair-no	-	-	-	979.67	-	-	653.97	219.31	92.06	-	-	-	1,945.01
5117-00 Signs	-	-	75.85	-	832.23	-	-	-	-	-	-	-	908.08
5120-00 Recreation/Playgroun	-	-	-	-	-	109.43	-	277.92	487.79	-	-	-	875.14
5125-00 Tennis Court Repairs	694.90	-	-	-	-	-	-	-	-	-	-	-	694.90
5130-00 Misc. Repairs/Mainten	-	135.30	-	-	-	-	-	105.56	-	-	-	-	240.86
5150-00 Irrigation Maint/ Repa	-	-	-	611.78	244.91	-	-	569.59	-	-	-	-	1,426.28
5160-00 Backflow Testing	-	119.08	-	-	-	-	-	-	-	-	-	-	119.08
Total Maintenance	694.90	254.38	376.74	1,653.13	1,077.14	287.50	798.61	1,937.57	724.49	-	-	-	7,804.46
Utilities													
5205-00 Gas	87.39	61.68	118.49	50.08	47.23	56.61	48.02	48.02	48.02	-	-	-	565.54
5210-00 Electric	310.39	329.87	270.87	231.36	279.74	603.49	786.36	767.21	856.07	-	-	-	4,435.36
5220-00 Water/Sewer	740.74	174.60	235.12	204.36	421.10	4,561.12	5,516.88	4,958.05	4,993.89	-	-	-	21,805.86
5235-00 Cable/Internet	346.11	329.42	334.02	334.02	334.23	337.62	338.84	344.01	340.88	-	-	-	3,039.15
Total Utilities	1,484.63	895.57	958.50	819.82	1,082.30	5,558.84	6,690.10	6,117.29	6,238.86	-	-	-	29,845.91
Administrative													
5310-00 General Administrativ	(580.22)	-	-	-	62.89	-	1,066.00	-	190.66	-	-	-	739.33
5325-00 Mgmt./Admin Staff	4,843.75	4,843.75	4,843.75	4,843.75	4,843.75	4,843.75	4,843.75	-	2,421.87	-	-	-	36,328.12
5340-00 Telecommunications	228.37	-	-	228.37	-	-	228.37	-	-	-	-	-	685.11
5342-00 Cell phone/lpad Data	119.68	121.32	119.63	120.03	60.00	65.00	121.64	135.31	-	-	-	-	862.61
5345-00 Social Committee	4,053.90	-	51.16	-	1,268.23	1,048.76	-	253.26	-	-	-	-	6,675.31
5360-00 Office Supplies	-	-	-	-	-	98.83	-	3.25	-	-	-	-	102.08
5370-00 Dues & Subscriptions	-	-	206.92	-	-	-	-	-	-	-	-	-	206.92
5410-00 Management Fee	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	-	-	-	7,650.00
5420-00 Audit/Accounting	1,225.00	-	-	-	-	-	1,250.00	-	-	-	-	-	2,475.00
5430-00 Legal-General	-	300.00	-	-	(9.74)	67.50	-	30.00	-	-	-	-	387.76
5560-00 Income Taxes	-	-	-	2,300.00	-	-	-	-	-	-	-	-	2,300.00
5580-00 Bad Debts	-	-	50.00	-	-	-	60.00	96.30	-	-	-	-	206.30
5831-00 Newsletter	-	533.93	533.93	-	-	-	560.74	566.40	-	-	-	-	2,195.00
Total Administrative	10,740.48	6,649.00	6,655.39	8,342.15	7,075.13	6,973.84	8,980.50	1,934.52	3,462.53	-	-	-	60,813.54
Contract Services													
5140-00 Landscape Maintenan	2,690.40	2,690.40	2,690.40	5,380.76	-	2,690.40	2,690.40	2,690.40	2,690.38	-	-	-	24,213.54
5410-00 Pest Control	-	107.17	-	-	214.34	321.51	(107.17)	321.51	-	-	-	-	857.36



Income Statement Summary - Operating

Castlewood Homeowners' Association, Inc.

Fiscal Period: September 2017

Date: 10/9/2017

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
5420-00 Contracted Pool Main	\$1,515.50	\$757.75	\$757.75	\$757.75	\$1,391.23	\$1,244.88	\$1,244.88	\$1,244.88	\$1,244.88	\$-	\$-	\$-	\$10,159.50
5425-00 Security/Alarm System	-	391.22	-	-	-	-	-	-	-	-	-	-	391.22
5445-00 Contracted Porter Ser	2,273.25	-	1,515.50	-	757.75	757.75	757.75	757.75	757.75	-	-	-	7,577.50
Total Contract Services	6,479.15	3,946.54	4,963.65	6,138.51	2,363.32	5,014.54	4,585.86	5,014.54	4,693.01	-	-	-	43,199.12
Parts & Supplies													
5530-00 Cleaning Supplies	-	-	-	-	-	31.34	-	149.33	48.71	-	-	-	229.38
5590-00 Misc. Parts/Supplies	109.09	-	257.07	216.40	141.44	5.35	8.66	-	-	-	-	-	738.01
Total Parts & Supplies	109.09	-	257.07	216.40	141.44	36.69	8.66	149.33	48.71	-	-	-	967.39
Insurance													
5540-00 Insurance	670.00	670.00	645.15	618.65	618.65	618.65	618.65	842.30	618.65	-	-	-	5,920.70
Total Insurance	670.00	670.00	645.15	618.65	618.65	618.65	618.65	842.30	618.65	-	-	-	5,920.70
Reserve Expenses													
6300-00 Transfer to Reserve	49,260.00	-	-	-	-	-	-	-	-	-	-	-	49,260.00
Total Reserve Expenses	49,260.00	-	-	-	-	-	-	-	-	-	-	-	49,260.00
Total OPERATING EXPENSE	69,438.25	12,415.49	13,856.50	17,788.66	12,357.98	18,490.06	21,682.38	15,995.55	15,786.25	-	-	-	197,811.12
Net Income:	(48,618.25)	9,559.51	8,409.20	4,421.34	9,292.27	2,644.94	(692.38)	4,979.70	5,443.75	-	-	-	(4,559.92)



Income Statement Summary - Reserve
 Castlewood Homeowners' Association, Inc.
 Fiscal Period: September 2017

Date: 10/9/2017
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
RESERVE INCOME													
Income													
4051-00 Interest Income - Res	\$10.82	\$11.35	\$12.56	\$12.16	\$12.57	\$12.16	\$12.42	\$12.90	\$12.79	\$-	\$-	\$-	\$109.73
Total Income	10.82	11.35	12.56	12.16	12.57	12.16	12.42	12.90	12.79	-	-	-	109.73
Misc Income													
4236-00 Contribution To Reser	49,260.00	-	-	-	-	-	-	-	-	-	-	-	49,260.00
Total Misc Income	49,260.00	-	-	-	-	-	-	-	-	-	-	-	49,260.00
Total RESERVE INCOME	49,270.82	11.35	12.56	12.16	12.57	12.16	12.42	12.90	12.79	-	-	-	49,369.73
RESERVE EXPENSE													
Reserve Expenses													
5120-00 Common Area Repair	138.56	200.00	-	-	3,924.65	83.14	-	(17,041.34)	-	-	-	-	(12,694.99)
6025-00 Landscape Improvem	-	-	-	324.76	-	-	-	664.67	7,427.98	-	-	-	8,417.41
6030-00 Community Center	-	-	-	-	-	-	960.00	-	-	-	-	-	960.00
Total Reserve Expenses	138.56	200.00	-	324.76	3,924.65	83.14	960.00	(16,376.67)	7,427.98	-	-	-	(3,317.58)
Total RESERVE EXPENSE	138.56	200.00	-	324.76	3,924.65	83.14	960.00	(16,376.67)	7,427.98	-	-	-	(3,317.58)
Net Reserve:	49,132.26	(188.65)	12.56	(312.60)	(3,912.08)	(70.98)	(947.58)	16,389.57	(7,415.19)	-	-	-	52,687.31