

**Walnut Bend Property Owners Association**  
**Income & Expense Budget vs. Actual**  
 January through December 2017

	Jan - Dec 17	Budget	% of Budget
<b>Income</b>			
Interest Income	54.07	50.00	108.1%
Lien Assessment Reimbursement	585.00		
Maintenance Fee Income	29,480.50	27,450.00	107.4%
<b>Total Income</b>	<b>30,119.57</b>	<b>27,500.00</b>	<b>109.5%</b>
<b>Expense</b>			
<b>ADMINISTRATIVE EXPENSES</b>			
Annual Report-State Report	40.94	21.00	195.0%
Bank Expense	35.00	35.00	100.0%
Computer and Internet Expenses	69.62	100.00	69.6%
Electricity	1,910.27	1,800.00	106.1%
Legal Fees	24.00	575.00	4.2%
Office Supplies	206.39	200.00	103.2%
Postage and Delivery	164.36	100.00	164.4%
Taxes	415.00	450.00	92.2%
Telephone Expense	928.42	950.00	97.7%
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>3,794.00</b>	<b>4,231.00</b>	<b>89.7%</b>
<b>INSURANCE EXPENSES</b>			
Premium	1,061.00	900.00	117.9%
<b>Total INSURANCE EXPENSES</b>	<b>1,061.00</b>	<b>900.00</b>	<b>117.9%</b>
<b>LANDSCAPING AND GROUNDSKEEPING</b>			
Landscaping	40.01		
Mowing	2,495.00	2,200.00	113.4%
Spraying and Cutting	538.51	1,200.00	44.9%
<b>Total LANDSCAPING AND GROUNDSKEEPING</b>	<b>3,073.52</b>	<b>3,400.00</b>	<b>90.4%</b>
<b>REPAIRS AND MAINTENANCE</b>			
Gate Repairs and Maintenance	1,089.45	500.00	217.9%
Misc Expense	655.50		
<b>Total REPAIRS AND MAINTENANCE</b>	<b>1,744.95</b>	<b>500.00</b>	<b>349.0%</b>
<b>ROAD REPAIR AND MAINTENANCE</b>			
Ditch Cleaning	0.00	1,000.00	0.0%
Road Cleaning	0.00	1,000.00	0.0%
Salt Material	0.00	1,000.00	0.0%
Salt Spreading/labor	657.55		
Snow Removal	0.00	1,000.00	0.0%
<b>Total ROAD REPAIR AND MAINTENANCE</b>	<b>657.55</b>	<b>4,000.00</b>	<b>16.4%</b>
Transfer to Reserve Funds	15,097.50	14,469.00	104.3%
<b>Total Expense</b>	<b>25,428.52</b>	<b>27,500.00</b>	<b>92.5%</b>
<b>Net Income</b>	<b>4,691.05</b>	<b>0.00</b>	<b>100.0%</b>

**Walnut Bend Property Owners Association**  
**Balance Sheet**

Cash Basis

As of December 31, 2017

	Dec 31, 17
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
First Community Bank-Checking	38,003.59
First Community Bank-Money Mark	54,095.95
Total Checking/Savings	92,099.54
Total Current Assets	92,099.54
<b>TOTAL ASSETS</b>	<b>92,099.54</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
Gate Reserve Fund (4%)	4,427.23
Landscaping Reserve Fund (2.5%)	3,437.50
Mailbox Reserve Fund (1.5%)	2,104.82
Road Reserve Fund (47%)	50,980.41
Total Long Term Liabilities	60,949.96
Total Liabilities	60,949.96
Equity	
Unrestricted Net Assets	26,458.53
Net Income	4,691.05
Total Equity	31,149.58
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>92,099.54</b>

**Walnut Bend Property Owners Association  
Reserve Funds Report  
All Transactions**

Type	Date	Name	Memo	Amount	Balance
<b>Gate Reserve Fund (4%)</b>					
General Journal	12/31/2015		2015 Transfer to reserve fund	480.00	480.00
General Journal	01/01/2016		Transfer 2010-2014 Reserve Funds	3,839.02	4,319.02
Check	04/06/2016	Star Security	New gate motor and armature	-1,400.00	2,919.02
Check	04/20/2016	Star Security	Labor for gate motor replacement	-350.00	2,569.02
General Journal	12/31/2016		2016 Transfer to reserve funds	760.21	3,329.23
General Journal	11/30/2017		2017 Transfer to Reserve Funds	1,098.00	4,427.23
Total Gate Reserve Fund (4%)				4,427.23	4,427.23
<b>Landscaping Reserve Fund (2.5%)</b>					
General Journal	12/31/2015		2015 Transfer to reserve fund	240.00	240.00
General Journal	01/01/2016		Transfer 2010-2014 Reserve Funds	2,099.47	2,339.47
General Journal	12/31/2016		2016 Transfer to reserve funds	411.78	2,751.25
General Journal	11/30/2017		2017 Transfer to Reserve Funds	686.25	3,437.50
Total Landscaping Reserve Fund (2.5%)				3,437.50	3,437.50
<b>Mailbox Reserve Fund (1.5%)</b>					
General Journal	12/31/2015		2015 Transfer to reserve fund	180.00	180.00
General Journal	01/01/2016		Transfer 2010-2014 Reserve Funds	1,259.67	1,439.67
General Journal	12/31/2016		2016 Transfer to reserve funds	253.40	1,693.07
General Journal	11/30/2017		2017 Transfer to Reserve Funds	411.75	2,104.82
Total Mailbox Reserve Fund (1.5%)				2,104.82	2,104.82
<b>Road Reserve Fund (47%)</b>					
General Journal	12/31/2015		2015 Transfer to reserve fund	5,100.00	5,100.00
General Journal	01/01/2016		Transfer 2010-2014 Reserve Funds	40,789.56	45,889.56
Check	07/12/2016	Bean Station Materials	crusher run for road repair	-1,307.85	44,581.71
Check	10/25/2016	Mitchell's Excavating	crusher run, catch basin, and cutting up ...	-2,055.00	42,526.71
Check	11/16/2016	Brown Brothers Paving	Patch 2 areas 2379 sq ft and 630 ft curb...	-12,525.00	30,001.71
General Journal	12/31/2016		2016 Transfer to reserve funds	8,077.20	38,078.91
General Journal	11/30/2017		2017 Transfer to Reserve Funds	12,901.50	50,980.41
Total Road Reserve Fund (47%)				50,980.41	50,980.41
<b>TOTAL</b>				<b>60,949.96</b>	<b>60,949.96</b>