

# **Highwoods Plantation**

## **Financial Statements**

**December 31, 2016**

**Prepared by: Dorchester Real Estate Services**

**Highwoods Plantation HOA**  
**Reconciliation Summary**  
First Citizens - Checking, Period Ending 12/31/2016

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	Dec 31, 16
Beginning Balance	24,528.01
Cleared Transactions	
Checks and Payments - 6 items	-1,396.13
Total Cleared Transactions	-1,396.13
Cleared Balance	<u>23,131.88</u>
Uncleared Transactions	
Checks and Payments - 2 items	-1,421.00
Total Uncleared Transactions	-1,421.00
Register Balance as of 12/31/2016	<u>21,710.88</u>
New Transactions	
Checks and Payments - 5 items	-2,058.00
Deposits and Credits - 1 item	9,175.00
Total New Transactions	7,117.00
Ending Balance	<u><u>28,827.88</u></u>

**Highwoods Plantation HOA**  
**Reconciliation Detail**  
**First Citizens - Checking, Period Ending 12/31/2016**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						24,528.01
<b>Cleared Transactions</b>						
<b>Checks and Payments - 6 items</b>						
Check	11/30/2016	648	Summerville Self St...	X	-70.00	-70.00
Check	12/02/2016	649	Dorchester Real Est...	X	-600.00	-670.00
Check	12/02/2016	651	The Lake Doctors	X	-145.00	-815.00
Check	12/02/2016	650	Dorchester County ...	X	-75.70	-890.70
Check	12/23/2016	653	SCE&G	X	-360.43	-1,251.13
Check	12/23/2016	654	The Lake Doctors	X	-145.00	-1,396.13
Total Checks and Payments					-1,396.13	-1,396.13
Total Cleared Transactions					-1,396.13	-1,396.13
Cleared Balance					-1,396.13	23,131.88
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 2 items</b>						
Check	08/24/2016	619	The Lake Doctors		-275.00	-275.00
Check	12/23/2016	652	Tideland Landscaping		-1,146.00	-1,421.00
Total Checks and Payments					-1,421.00	-1,421.00
Total Uncleared Transactions					-1,421.00	-1,421.00
Register Balance as of 12/31/2016					-2,817.13	21,710.88
<b>New Transactions</b>						
<b>Checks and Payments - 5 items</b>						
Check	01/05/2017	655	Tideland Landscaping		-1,146.00	-1,146.00
Check	01/05/2017	656	Dorchester Real Est...		-600.00	-1,746.00
Check	01/05/2017	658	The Lake Doctors		-145.00	-1,891.00
Check	01/05/2017	657	Dorchester County ...		-97.00	-1,988.00
Check	01/05/2017	659	Summerville Self St...		-70.00	-2,058.00
Total Checks and Payments					-2,058.00	-2,058.00
<b>Deposits and Credits - 1 item</b>						
Deposit	01/05/2017				9,175.00	9,175.00
Total Deposits and Credits					9,175.00	9,175.00
Total New Transactions					7,117.00	7,117.00
<b>Ending Balance</b>					<b>4,299.87</b>	<b>28,827.88</b>

Highwoods Plantation HOA  
**Balance Sheet**  
As of December 31, 2016

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	<u>Dec 31, 16</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
First Citizens - Savings	37,661.45
First Citizens - Checking	21,710.88
Total Checking/Savings	<u>59,372.33</u>
Accounts Receivable	
Accounts Receivable	-268.03
Total Accounts Receivable	<u>-268.03</u>
Total Current Assets	<u>59,104.30</u>
<b>TOTAL ASSETS</b>	<b><u>59,104.30</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Reserve Account	27,794.66
Retained Earnings	29,607.21
Net Income	1,702.43
Total Equity	<u>59,104.30</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>59,104.30</u></b>

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01/12/17  
Cash Basis

Highwoods Plantation HOA  
Profit & Loss  
December 2016

	<u>Dec 16</u>
Ordinary Income/Expense	
Income	
Regime Fees	50.00
Total Income	<u>50.00</u>
Gross Profit	50.00
Expense	
Landscaping	1,146.00
Pond Water Management	290.00
Property Management Fees	600.00
Utilities	
Electricity	
1-2100-8347-8476 162 High-Pump	256.97
1-2100-8476-0672 Entr Sign-Cabl	16.39
1-2100-8476-0742 101 High-Irri	34.13
1-2100-9211-6928 -173 Cable sgn	27.24
1-2100-9261-2240- 124 Highwoods	25.70
Total Electricity	<u>360.43</u>
Water	
17342 -Dor Rd entr sprinkler	55.70
17891 - Delhaig PI Entr	20.00
Total Water	<u>75.70</u>
Total Utilities	<u>436.13</u>
Total Expense	<u>2,472.13</u>
Net Ordinary Income	<u>-2,422.13</u>
Net Income	<u><u>-2,422.13</u></u>

## Highwoods Plantation HOA Profit & Loss Budget Performance

				Dec 16	Jan - Dec 16	YTD Budget	% of Budget	Annual Budget
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
			Court cost	0.00	96.97			
			Fee Income	0.00	25.00	0.00	100.0%	0.00
			Interest Income	0.00	6.58	0.00	100.0%	0.00
			Regime Fees	50.00	46,774.72	46,125.00	101.41%	46,125.00
			<b>Total Income</b>	<b>50.00</b>	<b>46,903.27</b>	<b>46,125.00</b>	<b>101.69%</b>	<b>46,125.00</b>
			<b>Gross Profit</b>	<b>50.00</b>	<b>46,903.27</b>	<b>46,125.00</b>	<b>101.69%</b>	<b>46,125.00</b>
<b>Expense</b>								
			Backflow Prevention Test	0.00	100.00	100.00	100.0%	100.00
			Bad Debt/ Write Off	0.00	0.00	2,306.25	0.0%	2,306.25
			Bank fees	0.00	3.00	0.00	100.0%	0.00
			Filing Fees	0.00	160.00			
			Insurance Expense	0.00	1,972.48	2,100.00	93.93%	2,100.00
			<b>Landscaping</b>					
			Pinestraw	0.00	3,074.50	1,500.00	204.97%	1,500.00
			Seasonal Color/Flowers	0.00	0.00	1,050.00	0.0%	1,050.00
			Landscaping - Other	1,146.00	13,671.00	10,500.00	130.2%	10,500.00
			<b>Total Landscaping</b>	<b>1,146.00</b>	<b>16,745.50</b>	<b>13,050.00</b>	<b>128.32%</b>	<b>13,050.00</b>
			Legal Fees	0.00	0.00	200.00	0.0%	200.00
			Miscellaneous	0.00	0.00	0.00	0.0%	0.00
			<b>Office Supplies</b>					
			Printing, Copies, misc. ofc sup	0.00	106.50	150.00	71.0%	150.00
			<b>Total Office Supplies</b>	<b>0.00</b>	<b>106.50</b>	<b>150.00</b>	<b>71.0%</b>	<b>150.00</b>
			<b>Pond Water Management</b>					
			Floating Wetlands	0.00	0.00	0.00	0.0%	0.00
			Fountain Service	0.00	844.25	600.00	140.71%	600.00
			Quarterly Re-planting	0.00	1,360.00	1,360.00	100.0%	1,360.00
			Pond Water Management - Other	290.00	1,595.00	1,740.00	91.67%	1,740.00
			<b>Total Pond Water Management</b>	<b>290.00</b>	<b>3,799.25</b>	<b>3,700.00</b>	<b>102.68%</b>	<b>3,700.00</b>
			Postage and Delivery	0.00	423.00	1,150.00	36.78%	1,150.00
			<b>Professional Fees</b>					
			Accountant	0.00	300.00	300.00	100.0%	300.00
			<b>Total Professional Fees</b>	<b>0.00</b>	<b>300.00</b>	<b>300.00</b>	<b>100.0%</b>	<b>300.00</b>
			Property Management Fees	600.00	7,825.00	7,950.00	98.43%	7,950.00
			Repairs and Maintenance	0.00	5,351.79	9,000.00	59.46%	9,000.00
			Signs/ reproduction	0.00	80.25	0.00	100.0%	0.00
			Social Events	0.00	1,731.79	1,150.00	150.59%	1,150.00
			Storage unit	0.00	770.00	840.00	91.67%	840.00
			Taxes - Property	0.00	215.15	210.00	102.45%	210.00
			<b>Utilities</b>					
			<b>Electricity</b>					
			1-2100-8347-8476 162 High-Pump	256.97	3,465.31	3,618.00	95.78%	3,618.00
			1-2100-8476-0672 Entr Sign-Cabl	16.39	216.33	251.00	86.19%	251.00

## Highwoods Plantation HOA Profit & Loss Budget Performance

	Dec 16	Jan - Dec 16	YTD Budget	% of Budget	Annual Budget
1-2100-8476-0742 101 High-Irri	34.13	453.37	368.00	123.2%	368.00
1-2100-9211-6928 -173 Cable sgn	27.24	348.71	406.00	85.89%	406.00
1-2100-9261-2240- 124 Highwoods	25.70	330.85	339.00	97.6%	339.00
<b>Total Electricity</b>	<b>360.43</b>	<b>4,814.57</b>	<b>4,982.00</b>	<b>96.64%</b>	<b>4,982.00</b>
<b>Water</b>					
0043 15010 03 Dor Rd entr sprn	0.00	290.00	682.00	42.52%	682.00
0043 37000 03 Delhaig PI Entr	0.00	281.00	642.00	43.77%	642.00
17342 -Dor Rd entr sprinkler	55.70	326.80			
17891 - Delhaig PI Entr	20.00	383.50			
<b>Total Water</b>	<b>75.70</b>	<b>1,281.30</b>	<b>1,324.00</b>	<b>96.78%</b>	<b>1,324.00</b>
<b>Total Utilities</b>	<b>436.13</b>	<b>6,095.87</b>	<b>6,306.00</b>	<b>96.67%</b>	<b>6,306.00</b>
Website	0.00	0.00	0.00	0.0%	0.00
Yard of the Month expenses	0.00	200.00	300.00	66.67%	300.00
<b>Total Expense</b>	<b>2,472.13</b>	<b>45,879.58</b>	<b>48,812.25</b>	<b>93.99%</b>	<b>48,812.25</b>
<b>Net Ordinary Income</b>	<b>-2,422.13</b>	<b>1,023.69</b>	<b>-2,687.25</b>	<b>-38.09%</b>	<b>-2,687.25</b>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
<b>Dorchester Road Entrance</b>					
Dorchester Rd Entr - Reserve	0.00	0.00	0.00	0.0%	0.00
Dorchester Rd. Entr- Electrical	0.00	0.00	0.00	0.0%	0.00
Dorchester Rd. Entr- Planter	0.00	0.00	0.00	0.0%	0.00
Dorchester Rd. Entr-Landscaping	0.00	0.00	0.00	0.0%	0.00
Dorchester Rd. Entr-Sign Repair	0.00	0.00	0.00	0.0%	0.00
<b>Total Dorchester Road Entrance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>
<b>Finance Charge Income</b>	<b>0.00</b>	<b>678.74</b>	<b>0.00</b>	<b>100.0%</b>	<b>0.00</b>
<b>Total Other Income</b>	<b>0.00</b>	<b>678.74</b>	<b>0.00</b>	<b>100.0%</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>678.74</b>	<b>0.00</b>	<b>100.0%</b>	<b>0.00</b>
<b>Net Income</b>	<b>-2,422.13</b>	<b>1,702.43</b>	<b>-2,687.25</b>	<b>-63.35%</b>	<b>-2,687.25</b>