

**Walnut Bend Property Owners Association  
Income & Expense Budget vs. Actual  
January through December 2016**

	Jan - Dec 16	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
Interest Income	49.57			
Lien Assessment Reimbursement	199.00			
Maintenance Fee Income	27,176.00	29,646.00	-2,470.00	91.7%
<b>Total Income</b>	<b>27,424.57</b>	<b>29,646.00</b>	<b>-2,221.43</b>	<b>92.5%</b>
<b>Expense</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
Annual Report-State Report	20.47	50.00	-29.53	40.9%
Bad Debt Expense	604.00			
Bank Expense	35.00	50.00	-15.00	70.0%
Computer and Internet Expenses	32.93			
Electricity	1,784.10	1,500.00	284.10	118.9%
Legal Fees	1,321.00	575.00	746.00	229.7%
Meals and Entertainment	45.00	0.00	45.00	100.0%
Office Supplies	443.48	100.00	343.48	443.5%
Postage and Delivery	140.75	200.00	-59.25	70.4%
Taxes	415.00	450.00	-35.00	92.2%
Telephone Expense	906.32	1,400.00	-493.68	64.7%
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>5,748.05</b>	<b>4,325.00</b>	<b>1,423.05</b>	<b>132.9%</b>
<b>INSURANCE EXPENSES</b>				
Premium	884.00	775.00	109.00	114.1%
INSURANCE EXPENSES - Other	0.00	0.00	0.00	0.0%
<b>Total INSURANCE EXPENSES</b>	<b>884.00</b>	<b>775.00</b>	<b>109.00</b>	<b>114.1%</b>
<b>LANDSCAPING AND GROUNDSKEEPING</b>				
Landscaping	27.72	0.00	27.72	100.0%
Lot cleaning	0.00	0.00	0.00	0.0%
Mowing	2,240.00	3,200.00	-960.00	70.0%
Spraying and Cutting	1,193.51	1,800.00	-606.49	66.3%
Tree Removal	0.00	500.00	-500.00	0.0%
LANDSCAPING AND GROUNDSKEEPING - Other	0.00	0.00	0.00	0.0%
<b>Total LANDSCAPING AND GROUNDSKEEPING</b>	<b>3,461.23</b>	<b>5,500.00</b>	<b>-2,038.77</b>	<b>62.9%</b>
<b>REPAIRS AND MAINTENANCE</b>				
Gate Repairs and Maintenance	475.00	250.00	225.00	190.0%
Marina Repair and Maintenance	0.00	0.00	0.00	0.0%
Misc Expense	3,979.25			
REPAIRS AND MAINTENANCE - Other	37.40			
<b>Total REPAIRS AND MAINTENANCE</b>	<b>4,491.65</b>	<b>250.00</b>	<b>4,241.65</b>	<b>1,796.7%</b>
<b>ROAD REPAIR AND MAINTENANCE</b>				
Ditch Cleaning	745.00	0.00	745.00	100.0%
Guard Rail/Reflector	0.00	0.00	0.00	0.0%
Road Cleaning	800.00	600.00	200.00	133.3%
Salt Material	0.00	0.00	0.00	0.0%
Salt Spreading/labor	1,010.08	1,000.00	10.08	101.0%
Snow Removal	781.97	1,000.00	-218.03	78.2%
<b>Total ROAD REPAIR AND MAINTENANCE</b>	<b>3,337.05</b>	<b>2,600.00</b>	<b>737.05</b>	<b>128.3%</b>
Transfer to Reserve Funds	9,502.59	16,200.00	-6,697.41	58.7%
<b>Total Expense</b>	<b>27,424.57</b>	<b>29,650.00</b>	<b>-2,225.43</b>	<b>92.5%</b>
<b>Net Income</b>	<b>0.00</b>	<b>-4.00</b>	<b>4.00</b>	<b>0.0%</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
Total Gate Reserve Fund (4%)				3,329.23	3,329.23
<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
Total Landscaping Reserve Fund (2.5%)				2,751.25	2,751.25
<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
Total Mailbox Reserve Fund (1.5%)				1,693.07	1,693.07
<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
Total Road Reserve Fund (47%)				38,078.91	38,078.91
<b>TOTAL</b>				<b>45,852.46</b>	<b>45,852.46</b>