

Amber Wood at Fall Creek HOA, Inc.
Balance Sheet
October 31, 2016

ASSETS

Current Assets			
ACH in Transit	\$	180.00	} \$113,937.10
NewFirst Natl Ckg #00348961		44,660.82	
NewFirst Natl MMA #00348988		69,096.28	
A/R-Homeowners		8,772.77	
Due From Operating Acct		58,679.71	
Prepaid Expense		<u>62,486.79</u>	
Total Current Assets			243,876.37
Property and Equipment			
Total Property and Equipment			0.00
Other Assets			
Total Other Assets			<u>0.00</u>
Total Assets	\$		<u><u>243,876.37</u></u>

↑
\$8,804.18

Increase from last month
October 2016

LIABILITIES AND CAPITAL

Current Liabilities			
Insurance Loan	\$	45,208.34	
Prepaid Assessments		6,042.69	
Due to Reserve Acct		58,679.71	
Accounts Payable		81.79	
Other Payables		<u>200.00</u>	
Total Current Liabilities			110,212.53
Long-Term Liabilities			
Contingency		<u>4,896.00</u>	
Total Long-Term Liabilities			<u>4,896.00</u>
Total Liabilities			115,108.53
Capital			
Homeowners Equity		133,846.99	
Net Income		<u>(5,079.15)</u>	
Total Capital			<u>128,767.84</u>
Total Liabilities & Capital	\$		<u><u>243,876.37</u></u>

Amber Wood at Fall Creek HOA, Inc.
Income Statement
For the Ten Months Ending October 31, 2016

	Current Month		Year to Date	
Revenues				
Maintenance Assessments	\$ 12,240.00	96.87	\$ 122,400.00	95.97
Bank Interest	20.39	0.16	193.91	0.15
Capitalization Fees	0.00	0.00	720.00	0.56
Certified Letters	0.00	0.00	100.00	0.08
Collection Fees	80.00	0.63	840.00	0.66
Late Fees/Assessments	200.00	1.58	2,141.67	1.68
Interest/Assessments	52.70	0.42	318.55	0.25
Legal Fees	43.00	0.34	821.50	0.64
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Total Revenues	12,636.09	100.00	127,535.63	100.00
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Cost of Sales				
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Total Cost of Sales	0.00	0.00	0.00	0.00
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Gross Profit	12,636.09	100.00	127,535.63	100.00
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Expenses				
Reserves Contingency	0.00	0.00	4,896.00	3.84
Activities	0.00	0.00	266.97	0.21
Audit/Tax Preparation	0.00	0.00	1,775.00	1.39
Demand Letters	100.00	0.79	100.00	0.08
Insurance	0.00	0.00	36,986.35	29.00
Legal-Corporate	0.00	0.00	1,379.00	1.08
Legal-Individual	43.00	0.34	786.50	0.62
Minutes	0.00	0.00	75.00	0.06
Office Expense	352.06	2.79	1,882.63	1.48
Postage	58.52	0.46	300.54	0.24
Printing	90.94	0.72	873.53	0.68
Property Taxes	74.06	0.59	157.24	0.12
Landscape Contract	3,218.06	25.47	29,047.08	22.78
Management Fee	1,000.00	7.91	10,000.00	7.84
Building	0.00	0.00	6,987.02	5.48
Driveways	0.00	0.00	3,385.00	2.65
Fences	0.00	0.00	2,310.00	1.81
Gutters	0.00	0.00	4,560.00	3.58
Interior	0.00	0.00	880.00	0.69
Landscaping	0.00	0.00	9,783.46	7.67
Professional	0.00	0.00	901.25	0.71
Roof	0.00	0.00	7,355.60	5.77
Sprinkler System	529.53	4.19	5,847.33	4.58
Electric	38.79	0.31	423.62	0.33
Water/Sewer	382.81	3.03	1,655.66	1.30
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Total Expenses	5,887.77	46.59	132,614.78	103.98
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Net Income	\$ 6,748.32	53.41	\$ (5,079.15)	(3.98)
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Amber Wood at Fall Creek HOA, Inc.
Income Statement
For the Ten Months Ending October 31, 2016

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Maintenance Assessments	\$ 12,240.00	\$ 12,240.00	\$ 122,400.00	\$ 122,400.00
Bank Interest	20.39	0.00	193.91	0.00
Capitalization Fees	0.00	120.00	720.00	1,200.00
Certified Letters	0.00	15.00	100.00	150.00
Collection Fees	80.00	0.00	840.00	0.00
Late Fees/Assessments	200.00	100.00	2,141.67	1,000.00
Interest/Assessments	52.70	8.00	318.55	80.00
Legal Fees	43.00	0.00	821.50	0.00
Total Revenues	<u>12,636.09</u>	<u>12,483.00</u>	<u>127,535.63</u>	<u>124,830.00</u>
Cost of Sales				
Total Cost of Sales	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Gross Profit	<u>12,636.09</u>	<u>12,483.00</u>	<u>127,535.63</u>	<u>124,830.00</u>
Expenses				
Reserves Contingency	0.00	544.00	4,896.00	5,440.00
Activities	0.00	0.00	266.97	0.00
Audit/Tax Preparation	0.00	0.00	1,775.00	1,775.00
Bad Debts	0.00	217.00	0.00	2,170.00
Demand Letters	100.00	0.00	100.00	0.00
Insurance	0.00	0.00	36,986.35	36,985.00
Legal-Corporate	0.00	108.00	1,379.00	1,080.00
Legal-Individual	43.00	133.00	786.50	1,330.00
Minutes	0.00	0.00	75.00	0.00
Office Expense	352.06	87.00	1,882.63	1,077.00
Postage	58.52	25.00	300.54	250.00
Printing	90.94	63.00	873.53	630.00
Property Taxes	74.06	0.00	157.24	76.00
Landscape Contract	3,218.06	3,218.00	29,047.08	32,180.00
Management Fee	1,000.00	1,000.00	10,000.00	10,000.00
Building	0.00	0.00	6,987.02	0.00
Driveways	0.00	0.00	3,385.00	0.00
Fences	0.00	0.00	2,310.00	0.00
General Maint/Repairs	0.00	1,458.00	0.00	14,580.00
Gutters	0.00	0.00	4,560.00	4,560.00
Interior	0.00	0.00	880.00	0.00
Landscaping	0.00	683.00	9,783.46	3,430.00
Miscellaneous	0.00	167.00	0.00	1,670.00
Professional	0.00	0.00	901.25	901.00
Roof	0.00	0.00	7,355.60	0.00
Sprinkler System	529.53	217.00	5,847.33	2,170.00
Tree Trimming	0.00	344.00	0.00	3,440.00
Electric	38.79	117.00	423.62	1,170.00
Water/Sewer	382.81	0.00	1,655.66	0.00
Total Expenses	<u>5,887.77</u>	<u>8,381.00</u>	<u>132,614.78</u>	<u>124,914.00</u>
Net Income	<u>\$ 6,748.32</u>	<u>\$ 4,102.00</u>	<u>\$ (5,079.15)</u>	<u>\$ (84.00)</u>

For Management Purposes Only