

Melrose Homeowners Association
Balance Sheet
As of January 31, 2019

	<u>Jan 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
US Bank operating 2653	9,480.03
Total Checking/Savings	<u>9,480.03</u>
Accounts Receivable	
Accounts Receivable	-150.00
Total Accounts Receivable	<u>-150.00</u>
Total Current Assets	<u>9,330.03</u>
TOTAL ASSETS	<u>9,330.03</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	13,998.14
Opening Bal Equity	171.29
Net Income	-4,839.40
Total Equity	<u>9,330.03</u>
TOTAL LIABILITIES & EQUITY	<u>9,330.03</u>

Melrose Homeowners Association
Profit & Loss
January 2019

	<u>Jan 19</u>
Income	
Late fee	0.00
4007 · Special Assessment	17.00
Total Income	<u>17.00</u>
Gross Profit	17.00
Expense	
Administration	
Printing	343.27
Postage and Delivery	194.07
Management Fee	867.00
6022 · Real Estate taxes	86.32
Total Administration	1,490.66
6001 · Legal Fees/Professional fees	
Legal- General	417.00
Total 6001 · Legal Fees/Professional fees	417.00
Maintenance and Repairs	
Maintenance and Repairs- Other	0.00
Pond Maintenance	138.74
Fence Repair & Maint.	2,750.00
Total Maintenance and Repairs	2,888.74
Utilities	
Electric- Refugee Rd Entrance	41.00
Electric- 256 Entrance/Pond	19.00
Total Utilities	60.00
Total Expense	<u>4,856.40</u>
Net Income	<u><u>-4,839.40</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Jan - Dec 19	Budget	\$ Over Budget	% of Budget
Income				
Assessment Payments	625.00	49,250.00	-48,625.00	1.3%
Late fee	100.00			
4007 · Special Assessment	70.18			
Total Income	795.18	49,250.00	-48,454.82	1.6%
Gross Profit	795.18	49,250.00	-48,454.82	1.6%
Expense				
Administration				
Website	0.00	400.00	-400.00	0.0%
Community Activities	0.00	1,500.00	-1,500.00	0.0%
Property taxes	0.00	86.32	-86.32	0.0%
Printing	343.27	1,000.00	-656.73	34.3%
Postage and Delivery	194.07	490.63	-296.56	39.6%
Management Fee	1,734.00	10,404.00	-8,670.00	16.7%
Insurance	0.00	2,278.00	-2,278.00	0.0%
6022 · Real Estate taxes	86.32			
Bank Service Charges	0.00	19.99	-19.99	0.0%
Total Administration	2,357.66	16,178.94	-13,821.28	14.6%
6001 · Legal Fees/Professional fees				
Legal- General	417.00	6,000.00	-5,583.00	7.0%
Total 6001 · Legal Fees/Professional fees	417.00	6,000.00	-5,583.00	7.0%
Maintenance and Repairs				
Maintenance and Repairs- Other	0.00			
Lighting & Electric repair	0.00	250.00	-250.00	0.0%
Pond Maintenance	138.74	3,600.00	-3,461.26	3.9%
Fence Repair & Maint.	2,750.00	2,000.00	750.00	137.5%
Total Maintenance and Repairs	2,888.74	5,850.00	-2,961.26	49.4%
Utilities				
Electric- Refugee Rd Entrance	84.00	480.00	-396.00	17.5%
Electric- 256 Entrance/Pond	50.00	576.00	-526.00	8.7%
Total Utilities	134.00	1,056.00	-922.00	12.7%
Mowing and Lawncare				
General Landscape Contract	0.00	15,165.06	-15,165.06	0.0%
Misc Landscape Improvement	0.00	5,000.00	-5,000.00	0.0%
Total Mowing and Lawncare	0.00	20,165.06	-20,165.06	0.0%
Total Expense	5,797.40	49,250.00	-43,452.60	11.8%
Net Income	-5,002.22	0.00	-5,002.22	100.0%

Melrose Homeowners Association

03/12/19

Balance Sheet

Accrual Basis

As of February 28, 2019

	<u>Feb 28, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
US Bank operating 2653	22,487.21
Total Checking/Savings	22,487.21
Accounts Receivable	
Accounts Receivable	43,352.08
Total Accounts Receivable	43,352.08
Other Current Assets	
Undeposited Funds	125.00
Total Other Current Assets	125.00
Total Current Assets	65,964.29
TOTAL ASSETS	<u>65,964.29</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	22,803.40
Opening Bal Equity	171.29
Net Income	42,989.60
Total Equity	65,964.29
TOTAL LIABILITIES & EQUITY	<u>65,964.29</u>

Melrose Homeowners Association
Profit & Loss
February 2019

	<u>Feb 19</u>
Income	
Assessment Payments	14,550.00
Late fee	100.00
4007 · Special Assessment	53.18
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Total Income	14,703.18
Gross Profit	14,703.18
Expense	
Administration	
Management Fee	867.00
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Total Administration	867.00
6001 · Legal Fees/Professional fees	
Legal- General	655.00
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Total 6001 · Legal Fees/Professional fees	655.00
Utilities	
Electric- Refugee Rd Entrance	43.00
Electric- 256 Entrance/Pond	31.00
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Total Utilities	74.00
Total Expense	1,596.00
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Net Income	13,107.18
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03/12/19

Cash Basis

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Jan - Dec 19	Budget	\$ Over Budget
Income			
Assessment Payments	20,715.00	49,250.00	-28,535.00
Late fee	100.00		
4007 · Special Assessment	70.18		
Total Income	<u>20,885.18</u>	<u>49,250.00</u>	<u>-28,364.82</u>
Gross Profit	20,885.18	49,250.00	-28,364.82
Expense			
Administration			
Website	0.00	400.00	-400.00
Community Activities	0.00	1,500.00	-1,500.00
Property taxes	0.00	86.32	-86.32
Printing	343.27	1,000.00	-656.73
Postage and Delivery	194.07	490.63	-296.56
Management Fee	2,601.00	10,404.00	-7,803.00
Insurance	0.00	2,278.00	-2,278.00
6022 · Real Estate taxes	86.32		
Bank Service Charges	0.00	19.99	-19.99
Total Administration	<u>3,224.66</u>	<u>16,178.94</u>	<u>-12,954.28</u>
6001 · Legal Fees/Professional fees			
Legal- General	1,072.00	6,000.00	-4,928.00
Total 6001 · Legal Fees/Professional fees	<u>1,072.00</u>	<u>6,000.00</u>	<u>-4,928.00</u>
Maintenance and Repairs			
Maintenance and Repairs- Other	0.00		
Lighting & Electric repair	0.00	250.00	-250.00
Pond Maintenance	138.74	3,600.00	-3,461.26
Fence Repair & Maint.	2,750.00	2,000.00	750.00
Total Maintenance and Repairs	<u>2,888.74</u>	<u>5,850.00</u>	<u>-2,961.26</u>
Utilities			
Electric- Refugee Rd Entrance	125.00	480.00	-355.00
Electric- 256 Entrance/Pond	80.00	576.00	-496.00
Total Utilities	<u>205.00</u>	<u>1,056.00</u>	<u>-851.00</u>
Mowing and Lawncare			
General Landscape Contract	0.00	15,165.06	-15,165.06
Misc Landscape Improvement	0.00	5,000.00	-5,000.00
Total Mowing and Lawncare	<u>0.00</u>	<u>20,165.06</u>	<u>-20,165.06</u>
Total Expense	<u>7,390.40</u>	<u>49,250.00</u>	<u>-41,859.60</u>
Net Income	<u><u>13,494.78</u></u>	<u><u>0.00</u></u>	<u><u>13,494.78</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	% of Budget
Income	
Assessment Payments	42.1%
Late fee	
4007 · Special Assessment	
Total Income	42.4%
Gross Profit	42.4%
Expense	
Administration	
Website	0.0%
Community Activities	0.0%
Property taxes	0.0%
Printing	34.3%
Postage and Delivery	39.6%
Management Fee	25.0%
Insurance	0.0%
6022 · Real Estate taxes	
Bank Service Charges	0.0%
Total Administration	19.9%
6001 · Legal Fees/Professional fees	
Legal- General	17.9%
Total 6001 · Legal Fees/Professional fees	17.9%
Maintenance and Repairs	
Maintenance and Repairs- Other	
Lighting & Electric repair	0.0%
Pond Maintenance	3.9%
Fence Repair & Maint.	137.5%
Total Maintenance and Repairs	49.4%
Utilities	
Electric- Refugee Rd Entrance	26.0%
Electric- 256 Entrance/Pond	13.9%
Total Utilities	19.4%
Mowing and Lawncare	
General Landscape Contract	0.0%
Misc Landscape Improvement	0.0%
Total Mowing and Lawncare	0.0%
Total Expense	15.0%
Net Income	100.0%

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04/11/19

Accrual Basis

Melrose Homeowners Association
Balance Sheet
As of March 31, 2019

	<u>Mar 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
US Bank operating 2653	33,964.22
Total Checking/Savings	33,964.22
Accounts Receivable	
Accounts Receivable	28,552.08
Total Accounts Receivable	28,552.08
Other Current Assets	
Undeposited Funds	1,795.00
Total Other Current Assets	1,795.00
Total Current Assets	64,311.30
TOTAL ASSETS	<u>64,311.30</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	22,803.40
Opening Bal Equity	171.29
Net Income	41,336.61
Total Equity	64,311.30
TOTAL LIABILITIES & EQUITY	<u>64,311.30</u>

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04/11/19

Cash Basis

Melrose Homeowners Association
Profit & Loss
March 2019

	<u>Mar 19</u>
Income	
Assessment Payments	14,550.00
Total Income	14,550.00
Gross Profit	14,550.00
Expense	
Administration	
Management Fee	867.00
Total Administration	867.00
6001 · Legal Fees/Professional fees	
Legal- General	45.00
Total 6001 · Legal Fees/Professional fees	45.00
Utilities	
Electric- Refugee Rd Entrance	41.00
Electric- 256 Entrance/Pond	30.00
Total Utilities	71.00
Mowing and Lawncare	
Misc Landscape Improvement	669.99
Total Mowing and Lawncare	669.99
Total Expense	1,652.99
Net Income	<u><u>12,897.01</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Jan - Dec 19	Budget	\$ Over Budget	% of Budget
Income				
Assessment Payments	38,675.00	49,250.00	-10,575.00	78.5%
Late fee	125.00			
4007 · Special Assessment	70.18			
Total Income	38,870.18	49,250.00	-10,379.82	78.9%
Gross Profit	38,870.18	49,250.00	-10,379.82	78.9%
Expense				
Administration				
Website	0.00	400.00	-400.00	0.0%
Community Activities	0.00	1,500.00	-1,500.00	0.0%
Property taxes	0.00	86.32	-86.32	0.0%
Printing	343.27	1,000.00	-656.73	34.3%
Postage and Delivery	194.07	490.63	-296.56	39.6%
Management Fee	3,468.00	10,404.00	-6,936.00	33.3%
Insurance	0.00	2,278.00	-2,278.00	0.0%
6022 · Real Estate taxes	86.32			
Bank Service Charges	0.00	19.99	-19.99	0.0%
Total Administration	4,091.66	16,178.94	-12,087.28	25.3%
6001 · Legal Fees/Professional fees				
Legal- General	1,117.00	6,000.00	-4,883.00	18.6%
Total 6001 · Legal Fees/Professional fees	1,117.00	6,000.00	-4,883.00	18.6%
Maintenance and Repairs				
Maintenance and Repairs- Other	0.00			
Lighting & Electric repair	0.00	250.00	-250.00	0.0%
Pond Maintenance	138.74	3,600.00	-3,461.26	3.9%
Fence Repair & Maint.	2,750.00	2,000.00	750.00	137.5%
Total Maintenance and Repairs	2,888.74	5,850.00	-2,961.26	49.4%
Utilities				
Electric- Refugee Rd Entrance	162.00	480.00	-318.00	33.8%
Electric- 256 Entrance/Pond	107.00	576.00	-469.00	18.6%
Total Utilities	269.00	1,056.00	-787.00	25.5%

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04/11/19

Cash Basis

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
January through December 2019

	<u>Jan - Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Mowing and Lawncare				
General Landscape Contract	0.00	15,165.06	-15,165.06	0.0%
Misc Landscape Improvement	669.99	5,000.00	-4,330.01	13.4%
Total Mowing and Lawncare	<u>669.99</u>	<u>20,165.06</u>	<u>-19,495.07</u>	<u>3.3%</u>
Total Expense	<u>9,036.39</u>	<u>49,250.00</u>	<u>-40,213.61</u>	<u>18.3%</u>
Net Income	<u>29,833.79</u>	<u>0.00</u>	<u>29,833.79</u>	<u>100.0%</u>

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05/13/19

Accrual Basis

Melrose Homeowners Association
Balance Sheet
As of April 30, 2019

	<u>Apr 30, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
US Bank operating 2653	44,760.54
Total Checking/Savings	44,760.54
Accounts Receivable	
Accounts Receivable	20,423.90
Total Accounts Receivable	20,423.90
Other Current Assets	
Undeposited Funds	525.00
Total Other Current Assets	525.00
Total Current Assets	65,709.44
TOTAL ASSETS	65,709.44
LIABILITIES & EQUITY	
Equity	
Retained Earnings	22,803.40
Opening Bal Equity	171.29
Net Income	42,734.75
Total Equity	65,709.44
TOTAL LIABILITIES & EQUITY	65,709.44

3:02 PM

05/13/19

Cash Basis

Melrose Homeowners Association
Profit & Loss
April 2019

	<u>Apr 19</u>
Income	
Assessment Payments	11,575.00
Late fee	175.00
4007 · Special Assessment	0.00
4008 · Return Check	0.00
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Total Income	11,750.00
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Gross Profit	11,750.00
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Expense	
Administration	
Management Fee	867.00
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Total Administration	867.00
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6001 · Legal Fees/Professional fees	
Legal- General	857.50
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Total 6001 · Legal Fees/Professional fees	857.50
	<hr/>
Maintenance and Repairs	
Pond Maintenance	160.18
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Total Maintenance and Repairs	160.18
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Utilities	
Electric- Refugee Rd Entrance	37.00
Electric- 256 Entrance/Pond	27.00
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Total Utilities	64.00
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Mowing and Lawncare	
Misc Landscape Improvement	450.00
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Total Mowing and Lawncare	450.00
	<hr/>
Total Expense	2,398.68
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Net Income	<u><u>9,351.32</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Jan - Dec 19	Budget	\$ Over Budget	% of Budget
Income				
Assessment Payments	42,875.00	49,250.00	-6,375.00	87.1%
Late fee	750.00			
4007 · Special Assessment	70.18			
4008 · Return Check	0.00			
Total Income	43,695.18	49,250.00	-5,554.82	88.7%
Gross Profit	43,695.18	49,250.00	-5,554.82	88.7%
Expense				
Administration				
Website	0.00	400.00	-400.00	0.0%
Community Activities	0.00	1,500.00	-1,500.00	0.0%
Property taxes	0.00	86.32	-86.32	0.0%
Printing, Postage and Delivery	1,113.12	1,490.63	-377.51	74.7%
Management Fee	4,335.00	10,404.00	-6,069.00	41.7%
Insurance	0.00	2,278.00	-2,278.00	0.0%
6022 · Real Estate taxes	86.32			
Bank Service Charges	0.00	19.99	-19.99	0.0%
Total Administration	5,534.44	16,178.94	-10,644.50	34.2%
6001 · Legal Fees/Professional fees				
Legal- General	1,974.50	6,000.00	-4,025.50	32.9%
Total 6001 · Legal Fees/Professional fees	1,974.50	6,000.00	-4,025.50	32.9%
Maintenance and Repairs				
Maintenance and Repairs- Other	0.00			
Lighting & Electric repair	0.00	250.00	-250.00	0.0%
Pond Maintenance	875.91	3,600.00	-2,724.09	24.3%
Fence Repair & Maint.	2,750.00	2,000.00	750.00	137.5%
Total Maintenance and Repairs	3,625.91	5,850.00	-2,224.09	62.0%
Utilities				
Electric- Refugee Rd Entrance	201.00	480.00	-279.00	41.9%
Electric- 256 Entrance/Pond	156.00	576.00	-420.00	27.1%
Total Utilities	357.00	1,056.00	-699.00	33.8%

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05/13/19

Cash Basis

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
January through December 2019

	<u>Jan - Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Mowing and Lawncare				
General Landscape Contract	2,278.08	15,165.06	-12,886.98	15.0%
Misc Landscape Improvement	1,119.99	5,000.00	-3,880.01	22.4%
Total Mowing and Lawncare	<u>3,398.07</u>	<u>20,165.06</u>	<u>-16,766.99</u>	<u>16.9%</u>
Total Expense	<u>14,889.92</u>	<u>49,250.00</u>	<u>-34,360.08</u>	<u>30.2%</u>
Net Income	<u>28,805.26</u>	<u>0.00</u>	<u>28,805.26</u>	<u>100.0%</u>

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06/05/19

Accrual Basis

Melrose Homeowners Association
Balance Sheet
As of May 31, 2019

	<u>May 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
US Bank operating 2653	44,037.99
Total Checking/Savings	44,037.99
Accounts Receivable	
Accounts Receivable	15,688.90
Total Accounts Receivable	15,688.90
Total Current Assets	59,726.89
TOTAL ASSETS	<u>59,726.89</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	22,803.40
Opening Bal Equity	171.29
Net Income	36,752.20
Total Equity	59,726.89
TOTAL LIABILITIES & EQUITY	<u>59,726.89</u>

9:36 PM

06/05/19

Cash Basis

Melrose Homeowners Association
Profit & Loss
May 2019

	<u>May 19</u>
Income	
Assessment Payments	3,635.00
Late fee	775.00
Total Income	<u>4,410.00</u>
Gross Profit	4,410.00
Expense	
Administration	
Printing, Postage and Delivery	575.78
Management Fee	867.00
Total Administration	<u>1,442.78</u>
6001 · Legal Fees/Professional fees	
Legal- General	932.00
Total 6001 · Legal Fees/Professional fees	932.00
Maintenance and Repairs	
Pond Maintenance	916.69
Total Maintenance and Repairs	916.69
Utilities	
Electric- Refugee Rd Entrance	39.00
Electric- 256 Entrance/Pond	49.00
Total Utilities	88.00
Mowing and Lawncare	
General Landscape Contract	2,278.08
Total Mowing and Lawncare	<u>2,278.08</u>
Total Expense	<u>5,657.55</u>
Net Income	<u><u>-1,247.55</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Jan - Dec 19	Budget	\$ Over Budget	% of Budget
Income				
Assessment Payments	44,935.00	49,250.00	-4,315.00	91.2%
Late fee	1,225.00			
4007 · Special Assessment	70.18			
4008 · Return Check	0.00			
Total Income	46,230.18	49,250.00	-3,019.82	93.9%
Gross Profit	46,230.18	49,250.00	-3,019.82	93.9%
Expense				
Administration				
Website	0.00	400.00	-400.00	0.0%
Community Activities	0.00	1,500.00	-1,500.00	0.0%
Property taxes	0.00	86.32	-86.32	0.0%
Printing, Postage and Delivery	1,113.12	1,490.63	-377.51	74.7%
Management Fee	5,202.00	10,404.00	-5,202.00	50.0%
Insurance	0.00	2,278.00	-2,278.00	0.0%
6022 · Real Estate taxes	86.32			
Bank Service Charges	0.00	19.99	-19.99	0.0%
Total Administration	6,401.44	16,178.94	-9,777.50	39.6%
6001 · Legal Fees/Professional fees				
Legal- General	2,906.50	6,000.00	-3,093.50	48.4%
Total 6001 · Legal Fees/Professional fees	2,906.50	6,000.00	-3,093.50	48.4%
Maintenance and Repairs				
Maintenance and Repairs- Other	0.00			
Lighting & Electric repair	0.00	250.00	-250.00	0.0%
Pond Maintenance	1,215.61	3,600.00	-2,384.39	33.8%
Fence Repair & Maint.	2,750.00	2,000.00	750.00	137.5%
Total Maintenance and Repairs	3,965.61	5,850.00	-1,884.39	67.8%
Utilities				
Electric- Refugee Rd Entrance	233.00	480.00	-247.00	48.5%
Electric- 256 Entrance/Pond	211.00	576.00	-365.00	36.6%
Total Utilities	444.00	1,056.00	-612.00	42.0%

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06/05/19

Cash Basis

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
January through December 2019

	<u>Jan - Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Mowing and Lawncare				
General Landscape Contract	2,278.08	15,165.06	-12,886.98	15.0%
Misc Landscape Improvement	1,119.99	5,000.00	-3,880.01	22.4%
Total Mowing and Lawncare	<u>3,398.07</u>	<u>20,165.06</u>	<u>-16,766.99</u>	<u>16.9%</u>
Total Expense	<u>17,115.62</u>	<u>49,250.00</u>	<u>-32,134.38</u>	<u>34.8%</u>
Net Income	<u>29,114.56</u>	<u>0.00</u>	<u>29,114.56</u>	<u>100.0%</u>

10:50 AM

07/09/19

Accrual Basis

Melrose Homeowners Association
Balance Sheet
As of June 30, 2019

	<u>Jun 30, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
US Bank operating 2653	43,684.00
Total Checking/Savings	43,684.00
Accounts Receivable	
Accounts Receivable	15,316.40
Total Accounts Receivable	15,316.40
Total Current Assets	59,000.40
TOTAL ASSETS	<u>59,000.40</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	22,803.40
Opening Bal Equity	171.29
Net Income	36,025.71
Total Equity	59,000.40
TOTAL LIABILITIES & EQUITY	<u>59,000.40</u>

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07/09/19

Cash Basis

Melrose Homeowners Association
Profit & Loss
June 2019

	<u>Jun 19</u>
Income	
Assessment Payments	1,077.00
Late fee	250.00
Total Income	<u>1,327.00</u>
Gross Profit	1,327.00
Expense	
Administration	
Management Fee	867.00
Total Administration	867.00
6001 · Legal Fees/Professional fees	
Legal- General	600.00
Total 6001 · Legal Fees/Professional fees	600.00
Maintenance and Repairs	
Pond Maintenance	126.99
Total Maintenance and Repairs	126.99
Utilities	
Electric- Refugee Rd Entrance	32.00
Electric- 256 Entrance/Pond	55.00
Total Utilities	87.00
Total Expense	<u>1,680.99</u>
Net Income	<u><u>-353.99</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Jan - Dec 19	Budget	\$ Over Budget	% of Budget
Income				
Assessment Payments	45,510.00	49,250.00	-3,740.00	92.4%
Late fee	1,375.00			
4007 · Special Assessment	70.18			
4008 · Return Check	0.00			
Total Income	46,955.18	49,250.00	-2,294.82	95.3%
Gross Profit	46,955.18	49,250.00	-2,294.82	95.3%
Expense				
Administration				
Website	0.00	400.00	-400.00	0.0%
Community Activities	0.00	1,500.00	-1,500.00	0.0%
Property taxes	0.00	86.32	-86.32	0.0%
Printing, Postage and Delivery	1,113.12	1,490.63	-377.51	74.7%
Management Fee	6,069.00	10,404.00	-4,335.00	58.3%
Insurance	0.00	2,278.00	-2,278.00	0.0%
6022 · Real Estate taxes	86.32			
Bank Service Charges	0.00	19.99	-19.99	0.0%
Total Administration	7,268.44	16,178.94	-8,910.50	44.9%
6001 · Legal Fees/Professional fees				
Legal- General	3,506.50	6,000.00	-2,493.50	58.4%
Total 6001 · Legal Fees/Professional fees	3,506.50	6,000.00	-2,493.50	58.4%
Maintenance and Repairs				
Maintenance and Repairs- Other	0.00			
Lighting & Electric repair	0.00	250.00	-250.00	0.0%
Pond Maintenance	1,342.60	3,600.00	-2,257.40	37.3%
Fence Repair & Maint.	2,750.00	2,000.00	750.00	137.5%
Total Maintenance and Repairs	4,092.60	5,850.00	-1,757.40	70.0%
Utilities				
Electric- Refugee Rd Entrance	233.00	480.00	-247.00	48.5%
Electric- 256 Entrance/Pond	299.00	576.00	-277.00	51.9%
Total Utilities	532.00	1,056.00	-524.00	50.4%

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07/09/19

Cash Basis

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
January through December 2019

	<u>Jan - Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Mowing and Lawncare				
General Landscape Contract	6,834.24	15,165.06	-8,330.82	45.1%
Misc Landscape Improvement	1,119.99	5,000.00	-3,880.01	22.4%
Total Mowing and Lawncare	<u>7,954.23</u>	<u>20,165.06</u>	<u>-12,210.83</u>	<u>39.4%</u>
Total Expense	<u>23,353.77</u>	<u>49,250.00</u>	<u>-25,896.23</u>	<u>47.4%</u>
Net Income	<u>23,601.41</u>	<u>0.00</u>	<u>23,601.41</u>	<u>100.0%</u>

12:07 PM

08/09/19

Accrual Basis

Melrose Homeowners Association
Balance Sheet
As of July 31, 2019

	<u>Jul 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
US Bank operating 2653	35,366.89
Total Checking/Savings	35,366.89
Accounts Receivable	
Accounts Receivable	14,741.40
Total Accounts Receivable	14,741.40
Total Current Assets	50,108.29
TOTAL ASSETS	<u>50,108.29</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	22,803.40
Opening Bal Equity	171.29
Net Income	27,133.60
Total Equity	50,108.29
TOTAL LIABILITIES & EQUITY	<u>50,108.29</u>

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08/09/19

Cash Basis

Melrose Homeowners Association
Profit & Loss
July 2019

	<u>Jul 19</u>
Income	
Assessment Payments	298.00
Late fee	150.00
Total Income	<u>448.00</u>
Gross Profit	448.00
Expense	
Administration	
Management Fee	867.00
Total Administration	<u>867.00</u>
6001 - Legal Fees/Professional fees	
Legal- General	493.00
Total 6001 - Legal Fees/Professional fees	<u>493.00</u>
Maintenance and Repairs	
Sign maintenance	200.00
Pond Maintenance	282.87
Total Maintenance and Repairs	<u>482.87</u>
Utilities	
Electric- Refugee Rd Entrance	0.00
Electric- 256 Entrance/Pond	88.00
Total Utilities	<u>88.00</u>
Mowing and Lawncare	
General Landscape Contract	6,834.24
Total Mowing and Lawncare	<u>6,834.24</u>
Total Expense	<u>8,765.11</u>
Net Income	<u><u>-8,317.11</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Jan - Dec 19	Budget	\$ Over Budget	% of Budget
Income				
Assessment Payments	46,060.00	49,250.00	-3,190.00	93.5%
Late fee	1,575.00			
4007 · Special Assessment	70.18			
4008 · Return Check	0.00			
Total Income	<u>47,705.18</u>	<u>49,250.00</u>	<u>-1,544.82</u>	<u>96.9%</u>
Gross Profit	47,705.18	49,250.00	-1,544.82	96.9%
Expense				
Administration				
Website	0.00	400.00	-400.00	0.0%
Community Activities	0.00	1,500.00	-1,500.00	0.0%
Property taxes	0.00	86.32	-86.32	0.0%
Printing, Postage and Delivery	1,113.12	1,490.63	-377.51	74.7%
Management Fee	6,936.00	10,404.00	-3,468.00	66.7%
Insurance	0.00	2,278.00	-2,278.00	0.0%
6022 · Real Estate taxes	86.32			
Bank Service Charges	0.00	19.99	-19.99	0.0%
Total Administration	<u>8,135.44</u>	<u>16,178.94</u>	<u>-8,043.50</u>	<u>50.3%</u>
6001 · Legal Fees/Professional fees				
Legal- General	3,999.50	6,000.00	-2,000.50	66.7%
Total 6001 · Legal Fees/Professional fees	<u>3,999.50</u>	<u>6,000.00</u>	<u>-2,000.50</u>	<u>66.7%</u>
Maintenance and Repairs				
Maintenance and Repairs- Other	0.00			
Sign maintenance	200.00			
Lighting & Electric repair	0.00	250.00	-250.00	0.0%
Pond Maintenance	1,625.47	3,600.00	-1,974.53	45.2%
Fence Repair & Maint.	2,750.00	2,000.00	750.00	137.5%
Total Maintenance and Repairs	<u>4,575.47</u>	<u>5,850.00</u>	<u>-1,274.53</u>	<u>78.2%</u>
Utilities				
Electric- Refugee Rd Entrance	233.00	480.00	-247.00	48.5%
Electric- 256 Entrance/Pond	385.00	576.00	-191.00	66.8%
Total Utilities	<u>618.00</u>	<u>1,056.00</u>	<u>-438.00</u>	<u>58.5%</u>

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08/09/19

Cash Basis

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
January through December 2019

	<u>Jan - Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Mowing and Lawncare				
General Landscape Contract	9,112.32	15,165.06	-6,052.74	60.1%
Misc Landscape Improvement	1,119.99	5,000.00	-3,880.01	22.4%
Total Mowing and Lawncare	<u>10,232.31</u>	<u>20,165.06</u>	<u>-9,932.75</u>	<u>50.7%</u>
Total Expense	<u>27,560.72</u>	<u>49,250.00</u>	<u>-21,689.28</u>	<u>56.0%</u>
Net Income	<u>20,144.46</u>	<u>0.00</u>	<u>20,144.46</u>	<u>100.0%</u>

Melrose Homeowners Association

Balance Sheet

As of August 31, 2019

	<u>Aug 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
US Bank operating 2653	34,337.16
Total Checking/Savings	34,337.16
Accounts Receivable	
Accounts Receivable	14,116.40
Total Accounts Receivable	14,116.40
Total Current Assets	48,453.56
TOTAL ASSETS	<u>48,453.56</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	22,803.40
Opening Bal Equity	171.29
Net Income	25,478.87
Total Equity	48,453.56
TOTAL LIABILITIES & EQUITY	<u>48,453.56</u>

Melrose Homeowners Association
Profit & Loss
August 2019

	<u>Aug 19</u>
Income	
Assessment Payments	375.00
Late fee	250.00
Total Income	<u>625.00</u>
Gross Profit	625.00
Expense	
Administration	
Website	88.24
Management Fee	867.00
Total Administration	<u>955.24</u>
6001 · Legal Fees/Professional fees	
Legal- General	486.50
Total 6001 · Legal Fees/Professional fees	486.50
Maintenance and Repairs	
Pond Maintenance	126.99
Total Maintenance and Repairs	<u>126.99</u>
Utilities	
Electric- Refugee Rd Entrance	0.00
Electric- 256 Entrance/Pond	86.00
Total Utilities	<u>86.00</u>
Total Expense	<u>1,654.73</u>
Net Income	<u><u>-1,029.73</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Jan - Dec 19	Budget	\$ Over Budget	% of Budget
Income				
Assessment Payments	46,460.00	49,250.00	-2,790.00	94.3%
Late fee	1,775.00			
4007 · Special Assessment	70.18			
4008 · Return Check	0.00			
Total Income	48,305.18	49,250.00	-944.82	98.1%
Gross Profit	48,305.18	49,250.00	-944.82	98.1%
Expense				
Administration				
Website	88.24	400.00	-311.76	22.1%
Community Activities	0.00	1,500.00	-1,500.00	0.0%
Property taxes	0.00	86.32	-86.32	0.0%
Printing, Postage and Delivery	1,113.12	1,490.63	-377.51	74.7%
Management Fee	7,803.00	10,404.00	-2,601.00	75.0%
Insurance	0.00	2,278.00	-2,278.00	0.0%
6022 · Real Estate taxes	86.32			
Bank Service Charges	0.00	19.99	-19.99	0.0%
Total Administration	9,090.68	16,178.94	-7,088.26	56.2%
6001 · Legal Fees/Professional fees				
Legal- General	4,311.00	6,000.00	-1,689.00	71.9%
Total 6001 · Legal Fees/Professional fees	4,311.00	6,000.00	-1,689.00	71.9%
Maintenance and Repairs				
Maintenance and Repairs- Other	0.00			
Sign maintenance	200.00			
Lighting & Electric repair	0.00	250.00	-250.00	0.0%
Pond Maintenance	1,879.45	3,600.00	-1,720.55	52.2%
Fence Repair & Maint.	2,750.00	2,000.00	750.00	137.5%
Total Maintenance and Repairs	4,829.45	5,850.00	-1,020.55	82.6%
Utilities				
Electric- Refugee Rd Entrance	233.00	480.00	-247.00	48.5%
Electric- 256 Entrance/Pond	481.00	576.00	-95.00	83.5%
Total Utilities	714.00	1,056.00	-342.00	67.6%
Mowing and Lawncare				
General Landscape Contract	9,112.32	15,165.06	-6,052.74	60.1%
Misc Landscape Improvement	1,119.99	5,000.00	-3,880.01	22.4%
Total Mowing and Lawncare	10,232.31	20,165.06	-9,932.75	50.7%
Total Expense	29,177.44	49,250.00	-20,072.56	59.2%
Net Income	19,127.74	0.00	19,127.74	100.0%

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through August 2019

	Jan 19	Budget	Feb 19	Budget
Income				
Assessment Payments	0.00	49,250.00	14,675.00	0.00
Late fee	0.00		100.00	
4007 · Special Assessment	17.00		53.18	
4008 · Return Check	0.00		0.00	
Total Income	17.00	49,250.00	14,828.18	0.00
Gross Profit	17.00	49,250.00	14,828.18	0.00
Expense				
Administration				
Website	0.00	400.00	0.00	0.00
Community Activities	0.00	1,500.00	0.00	0.00
Property taxes	0.00	86.32	0.00	0.00
Printing, Postage and Delivery	537.34	1,490.63	0.00	0.00
Management Fee	867.00	867.00	867.00	867.00
Insurance	0.00	0.00	0.00	0.00
6022 · Real Estate taxes	86.32		0.00	
Bank Service Charges	0.00	19.99	0.00	0.00
Total Administration	1,490.66	4,363.94	867.00	867.00
6001 · Legal Fees/Professional fees				
Legal- General	417.00	6,000.00	655.00	0.00
Total 6001 · Legal Fees/Professional fees	417.00	6,000.00	655.00	0.00
Maintenance and Repairs				
Maintenance and Repairs- Other	0.00		0.00	
Sign maintenance	0.00		0.00	
Lighting & Electric repair	0.00	250.00	0.00	0.00
Pond Maintenance	138.74	300.00	0.00	300.00
Fence Repair & Maint.	2,750.00	2,000.00	0.00	0.00
Total Maintenance and Repairs	2,888.74	2,550.00	0.00	300.00
Utilities				
Electric- Refugee Rd Entrance	41.00	40.00	43.00	40.00
Electric- 256 Entrance/Pond	19.00	48.00	31.00	48.00
Total Utilities	60.00	88.00	74.00	88.00
Mowing and Lawncare				
General Landscape Contract	0.00	0.00	0.00	0.00
Misc Landscape Improvement	0.00	5,000.00	0.00	0.00
Total Mowing and Lawncare	0.00	5,000.00	0.00	0.00
Total Expense	4,856.40	18,001.94	1,596.00	1,255.00
Net Income	-4,839.40	31,248.06	13,232.18	-1,255.00

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through August 2019

	Mar 19	Budget	Apr 19	Budget
Income				
Assessment Payments	14,675.00	0.00	11,575.00	0.00
Late fee	0.00		200.00	
4007 · Special Assessment	0.00		0.00	
4008 · Return Check	0.00		0.00	
Total Income	14,675.00	0.00	11,775.00	0.00
Gross Profit	14,675.00	0.00	11,775.00	0.00
Expense				
Administration				
Website	0.00	0.00	0.00	0.00
Community Activities	0.00	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00	867.00
Insurance	0.00	0.00	0.00	0.00
6022 · Real Estate taxes	0.00		0.00	
Bank Service Charges	0.00	0.00	0.00	0.00
Total Administration	867.00	867.00	867.00	867.00
6001 · Legal Fees/Professional fees				
Legal- General	45.00	0.00	857.50	0.00
Total 6001 · Legal Fees/Professional fees	45.00	0.00	857.50	0.00
Maintenance and Repairs				
Maintenance and Repairs- Other	0.00		0.00	
Sign maintenance	0.00		0.00	
Lighting & Electric repair	0.00	0.00	0.00	0.00
Pond Maintenance	0.00	300.00	160.18	300.00
Fence Repair & Maint.	0.00	0.00	0.00	0.00
Total Maintenance and Repairs	0.00	300.00	160.18	300.00
Utilities				
Electric- Refugee Rd Entrance	41.00	40.00	37.00	40.00
Electric- 256 Entrance/Pond	30.00	48.00	27.00	48.00
Total Utilities	71.00	88.00	64.00	88.00
Mowing and Lawncare				
General Landscape Contract	0.00	1,516.56	0.00	1,516.50
Misc Landscape Improvement	669.99	0.00	450.00	0.00
Total Mowing and Lawncare	669.99	1,516.56	450.00	1,516.50
Total Expense	1,652.99	2,771.56	2,398.68	2,771.50
Net Income	13,022.01	-2,771.56	9,376.32	-2,771.50

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through August 2019

	May 19	Budget	Jun 19	Budget
Income				
Assessment Payments	3,635.00	0.00	1,077.00	0.00
Late fee	775.00		250.00	
4007 · Special Assessment	0.00		0.00	
4008 · Return Check	0.00		0.00	
Total Income	<u>4,410.00</u>	<u>0.00</u>	<u>1,327.00</u>	<u>0.00</u>
Gross Profit	4,410.00	0.00	1,327.00	0.00
Expense				
Administration				
Website	0.00	0.00	0.00	0.00
Community Activities	0.00	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00	0.00
Printing, Postage and Delivery	575.78	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00	867.00
Insurance	0.00	0.00	0.00	0.00
6022 · Real Estate taxes	0.00		0.00	
Bank Service Charges	0.00	0.00	0.00	0.00
Total Administration	<u>1,442.78</u>	<u>867.00</u>	<u>867.00</u>	<u>867.00</u>
6001 · Legal Fees/Professional fees				
Legal- General	932.00	0.00	600.00	0.00
Total 6001 · Legal Fees/Professional fees	<u>932.00</u>	<u>0.00</u>	<u>600.00</u>	<u>0.00</u>
Maintenance and Repairs				
Maintenance and Repairs- Other	0.00		0.00	
Sign maintenance	0.00		0.00	
Lighting & Electric repair	0.00	0.00	0.00	0.00
Pond Maintenance	916.69	300.00	126.99	300.00
Fence Repair & Maint.	0.00	0.00	0.00	0.00
Total Maintenance and Repairs	<u>916.69</u>	<u>300.00</u>	<u>126.99</u>	<u>300.00</u>
Utilities				
Electric- Refugee Rd Entrance	39.00	40.00	32.00	40.00
Electric- 256 Entrance/Pond	49.00	48.00	55.00	48.00
Total Utilities	<u>88.00</u>	<u>88.00</u>	<u>87.00</u>	<u>88.00</u>
Mowing and Lawncare				
General Landscape Contract	2,278.08	1,516.50	0.00	1,516.50
Misc Landscape Improvement	0.00	0.00	0.00	0.00
Total Mowing and Lawncare	<u>2,278.08</u>	<u>1,516.50</u>	<u>0.00</u>	<u>1,516.50</u>
Total Expense	<u>5,657.55</u>	<u>2,771.50</u>	<u>1,680.99</u>	<u>2,771.50</u>
Net Income	<u><u>-1,247.55</u></u>	<u><u>-2,771.50</u></u>	<u><u>-353.99</u></u>	<u><u>-2,771.50</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through August 2019

	Jul 19	Budget	Aug 19	Budget
Income				
Assessment Payments	298.00	0.00	375.00	0.00
Late fee	150.00		250.00	
4007 · Special Assessment	0.00		0.00	
4008 · Return Check	0.00		0.00	
Total Income	448.00	0.00	625.00	0.00
Gross Profit	448.00	0.00	625.00	0.00
Expense				
Administration				
Website	0.00	0.00	88.24	0.00
Community Activities	0.00	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00	867.00
Insurance	0.00	0.00	0.00	0.00
6022 · Real Estate taxes	0.00		0.00	
Bank Service Charges	0.00	0.00	0.00	0.00
Total Administration	867.00	867.00	955.24	867.00
6001 · Legal Fees/Professional fees				
Legal- General	493.00	0.00	486.50	0.00
Total 6001 · Legal Fees/Professional fees	493.00	0.00	486.50	0.00
Maintenance and Repairs				
Maintenance and Repairs- Other	0.00		0.00	
Sign maintenance	200.00		0.00	
Lighting & Electric repair	0.00	0.00	0.00	0.00
Pond Maintenance	282.87	300.00	126.99	300.00
Fence Repair & Maint.	0.00	0.00	0.00	0.00
Total Maintenance and Repairs	482.87	300.00	126.99	300.00
Utilities				
Electric- Refugee Rd Entrance	0.00	40.00	0.00	40.00
Electric- 256 Entrance/Pond	88.00	48.00	86.00	48.00
Total Utilities	88.00	88.00	86.00	88.00
Mowing and Lawncare				
General Landscape Contract	6,834.24	1,516.50	0.00	1,516.50
Misc Landscape Improvement	0.00	0.00	0.00	0.00
Total Mowing and Lawncare	6,834.24	1,516.50	0.00	1,516.50
Total Expense	8,765.11	2,771.50	1,654.73	2,771.50
Net Income	-8,317.11	-2,771.50	-1,029.73	-2,771.50

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through August 2019

	TOTAL	
	Jan - Aug 19	Budget
Income		
Assessment Payments	46,310.00	49,250.00
Late fee	1,725.00	
4007 · Special Assessment	70.18	
4008 · Return Check	0.00	
Total Income	<u>48,105.18</u>	<u>49,250.00</u>
Gross Profit	48,105.18	49,250.00
Expense		
Administration		
Website	88.24	400.00
Community Activities	0.00	1,500.00
Property taxes	0.00	86.32
Printing, Postage and Delivery	1,113.12	1,490.63
Management Fee	6,936.00	6,936.00
Insurance	0.00	0.00
6022 · Real Estate taxes	86.32	
Bank Service Charges	0.00	19.99
Total Administration	<u>8,223.68</u>	<u>10,432.94</u>
6001 · Legal Fees/Professional fees		
Legal- General	4,486.00	6,000.00
Total 6001 · Legal Fees/Professional fees	<u>4,486.00</u>	<u>6,000.00</u>
Maintenance and Repairs		
Maintenance and Repairs- Other	0.00	
Sign maintenance	200.00	
Lighting & Electric repair	0.00	250.00
Pond Maintenance	1,752.46	2,400.00
Fence Repair & Maint.	2,750.00	2,000.00
Total Maintenance and Repairs	<u>4,702.46</u>	<u>4,650.00</u>
Utilities		
Electric- Refugee Rd Entrance	233.00	320.00
Electric- 256 Entrance/Pond	385.00	384.00
Total Utilities	<u>618.00</u>	<u>704.00</u>
Mowing and Lawncare		
General Landscape Contract	9,112.32	9,099.06
Misc Landscape Improvement	1,119.99	5,000.00
Total Mowing and Lawncare	<u>10,232.31</u>	<u>14,099.06</u>
Total Expense	<u>28,262.45</u>	<u>35,886.00</u>
Net Income	<u><u>19,842.73</u></u>	<u><u>13,364.00</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
January through August 2019

Income

Assessment Payments
Late fee
4007 · Special Assessment
4008 · Return Check

Total Income

Gross Profit

Expense

Administration
Website
Community Activities
Property taxes
Printing, Postage and Delivery
Management Fee
Insurance
6022 · Real Estate taxes
Bank Service Charges

Total Administration

6001 · Legal Fees/Professional fees
Legal- General

Total 6001 · Legal Fees/Professional fees

Maintenance and Repairs

Maintenance and Repairs- Other
Sign maintenance
Lighting & Electric repair
Pond Maintenance
Fence Repair & Maint.

Total Maintenance and Repairs

Utilities

Electric- Refugee Rd Entrance
Electric- 256 Entrance/Pond

Total Utilities

Mowing and Lawncare

General Landscape Contract
Misc Landscape Improvement

Total Mowing and Lawncare

Total Expense

Net Income

Melrose Homeowners Association

Balance Sheet

10/11/19

As of September 30, 2019

Accrual Basis

	<u>Sep 30, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
US Bank operating 2653	29,165.09
Total Checking/Savings	29,165.09
Accounts Receivable	
Accounts Receivable	13,741.40
Total Accounts Receivable	13,741.40
Total Current Assets	42,906.49
TOTAL ASSETS	<u>42,906.49</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	22,803.40
Opening Bal Equity	171.29
Net Income	19,931.80
Total Equity	42,906.49
TOTAL LIABILITIES & EQUITY	<u>42,906.49</u>

Melrose Homeowners Association
Profit & Loss
September 2019

	<u>Sep 19</u>
Income	
Assessment Payments	150.00
Late fee	50.00
Total Income	<u>200.00</u>
Gross Profit	200.00
Expense	
Administration	
Management Fee	867.00
Total Administration	867.00
6001 · Legal Fees/Professional fees	
Legal- General	2,004.00
Total 6001 · Legal Fees/Professional fees	2,004.00
Maintenance and Repairs	
Pond Maintenance	126.99
Total Maintenance and Repairs	126.99
Utilities	
Electric- Refugee Rd Entrance	0.00
Electric- 256 Entrance/Pond	96.00
Total Utilities	96.00
Mowing and Lawncare	
General Landscape Contract	2,278.08
Total Mowing and Lawncare	<u>2,278.08</u>
Total Expense	<u>5,372.07</u>
Net Income	<u><u>-5,172.07</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Jan - Dec 19	Budget	\$ Over Budget	% of Budget
Income				
Assessment Payments	46,585.00	49,250.00	-2,665.00	94.6%
Late fee	1,875.00			
4007 · Special Assessment	70.18			
4008 · Return Check	0.00			
Total Income	48,530.18	49,250.00	-719.82	98.5%
Gross Profit	48,530.18	49,250.00	-719.82	98.5%
Expense				
Administration				
Website	88.24	400.00	-311.76	22.1%
Community Activities	0.00	1,500.00	-1,500.00	0.0%
Property taxes	0.00	86.32	-86.32	0.0%
Printing, Postage and Delivery	1,113.12	1,490.63	-377.51	74.7%
Management Fee	8,670.00	10,404.00	-1,734.00	83.3%
Insurance	0.00	2,278.00	-2,278.00	0.0%
6022 · Real Estate taxes	86.32			
Bank Service Charges	0.00	19.99	-19.99	0.0%
Total Administration	9,957.68	16,178.94	-6,221.26	61.5%
6001 · Legal Fees/Professional fees				
Legal- General	6,490.00	6,000.00	490.00	108.2%
Total 6001 · Legal Fees/Professional fees	6,490.00	6,000.00	490.00	108.2%
Maintenance and Repairs				
Maintenance and Repairs- Other	0.00			
Sign maintenance	200.00			
Lighting & Electric repair	0.00	250.00	-250.00	0.0%
Pond Maintenance	2,006.44	3,600.00	-1,593.56	55.7%
Fence Repair & Maint.	2,750.00	2,000.00	750.00	137.5%
Total Maintenance and Repairs	4,956.44	5,850.00	-893.56	84.7%
Utilities				
Electric- Refugee Rd Entrance	233.00	480.00	-247.00	48.5%
Electric- 256 Entrance/Pond	577.00	576.00	1.00	100.2%
Total Utilities	810.00	1,056.00	-246.00	76.7%
Mowing and Lawncare				
General Landscape Contract	11,390.40	15,165.06	-3,774.66	75.1%
Misc Landscape Improvement	1,119.99	5,000.00	-3,880.01	22.4%
Total Mowing and Lawncare	12,510.39	20,165.06	-7,654.67	62.0%
Total Expense	34,724.51	49,250.00	-14,525.49	70.5%
Net Income	13,805.67	0.00	13,805.67	100.0%

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through September 2019

	Jan 19	Budget	Feb 19	Budget	Mar 19	Budget	Apr 19
Income							
Assessment Payments	0.00	49,250.00	14,675.00	0.00	14,675.00	0.00	11,575.00
Late fee	0.00		100.00		0.00		200.00
4007 · Special Assessment	17.00		53.18		0.00		0.00
4008 · Return Check	0.00		0.00		0.00		0.00
Total Income	17.00	49,250.00	14,828.18	0.00	14,675.00	0.00	11,775.00
Gross Profit	17.00	49,250.00	14,828.18	0.00	14,675.00	0.00	11,775.00
Expense							
Administration							
Website	0.00	400.00	0.00	0.00	0.00	0.00	0.00
Community Activities	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00
Property taxes	0.00	86.32	0.00	0.00	0.00	0.00	0.00
Printing, Postage and Delivery	537.34	1,490.63	0.00	0.00	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00	867.00	867.00	867.00	867.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6022 · Real Estate taxes	86.32	0.00	0.00	0.00	0.00	0.00	0.00
Bank Service Charges	0.00	19.99	0.00	0.00	0.00	0.00	0.00
Total Administration	1,490.66	4,363.94	867.00	867.00	867.00	867.00	867.00
6001 · Legal Fees/Professional fees							
Legal- General	417.00	6,000.00	655.00	0.00	45.00	0.00	857.50
Total 6001 · Legal Fees/Professional fees	417.00	6,000.00	655.00	0.00	45.00	0.00	857.50
Maintenance and Repairs							
Maintenance and Repairs- Other	0.00		0.00		0.00		0.00
Sign maintenance	0.00		0.00		0.00		0.00
Lighting & Electric repair	0.00	250.00	0.00	0.00	0.00	0.00	0.00
Pond Maintenance	138.74	300.00	0.00	300.00	0.00	300.00	160.18
Fence Repair & Maint.	2,750.00	2,000.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance and Repairs	2,888.74	2,550.00	0.00	300.00	0.00	300.00	160.18
Utilities							
Electric- Refugee Rd Entrance	41.00	40.00	43.00	40.00	41.00	40.00	37.00
Electric- 256 Entrance/Pond	19.00	48.00	31.00	48.00	30.00	48.00	27.00
Total Utilities	60.00	88.00	74.00	88.00	71.00	88.00	64.00
Mowing and Lawncare							
General Landscape Contract	0.00	0.00	0.00	0.00	0.00	1,516.56	0.00
Misc Landscape Improvement	0.00	5,000.00	0.00	0.00	669.99	0.00	450.00
Total Mowing and Lawncare	0.00	5,000.00	0.00	0.00	669.99	1,516.56	450.00
Total Expense	4,856.40	18,001.94	1,596.00	1,255.00	1,652.99	2,771.56	2,398.68
Net Income	-4,839.40	31,248.06	13,232.18	-1,255.00	13,022.01	-2,771.56	9,376.32

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through September 2019

	Budget	May 19	Budget	Jun 19	Budget	Jul 19	Budget
Income							
Assessment Payments	0.00	3,635.00	0.00	1,077.00	0.00	298.00	0.00
Late fee		775.00		250.00		150.00	
4007 · Special Assessment		0.00		0.00		0.00	
4008 · Return Check		0.00		0.00		0.00	
Total Income	0.00	4,410.00	0.00	1,327.00	0.00	448.00	0.00
Gross Profit	0.00	4,410.00	0.00	1,327.00	0.00	448.00	0.00
Expense							
Administration							
Website	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Community Activities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	575.78	0.00	0.00	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00	867.00	867.00	867.00	867.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6022 · Real Estate taxes		0.00		0.00		0.00	
Bank Service Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administration	867.00	1,442.78	867.00	867.00	867.00	867.00	867.00
6001 · Legal Fees/Professional fees							
Legal- General	0.00	932.00	0.00	600.00	0.00	493.00	0.00
Total 6001 · Legal Fees/Professional fees	0.00	932.00	0.00	600.00	0.00	493.00	0.00
Maintenance and Repairs							
Maintenance and Repairs- Other		0.00		0.00		0.00	
Sign maintenance		0.00		0.00		200.00	
Lighting & Electric repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pond Maintenance	300.00	916.69	300.00	126.99	300.00	282.87	300.00
Fence Repair & Maint.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance and Repairs	300.00	916.69	300.00	126.99	300.00	482.87	300.00
Utilities							
Electric- Refugee Rd Entrance	40.00	39.00	40.00	32.00	40.00	0.00	40.00
Electric- 256 Entrance/Pond	48.00	49.00	48.00	55.00	48.00	88.00	48.00
Total Utilities	88.00	88.00	88.00	87.00	88.00	88.00	88.00
Mowing and Lawncare							
General Landscape Contract	1,516.50	2,278.08	1,516.50	0.00	1,516.50	6,834.24	1,516.50
Misc Landscape Improvement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Mowing and Lawncare	1,516.50	2,278.08	1,516.50	0.00	1,516.50	6,834.24	1,516.50
Total Expense	2,771.50	5,657.55	2,771.50	1,680.99	2,771.50	8,765.11	2,771.50
Net Income	-2,771.50	-1,247.55	-2,771.50	-353.99	-2,771.50	-8,317.11	-2,771.50

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through September 2019

	TOTAL					
	Aug 19	Budget	Sep 19	Budget	Jan - Sep 19	Budget
Income						
Assessment Payments	375.00	0.00	150.00	0.00	46,460.00	49,250.00
Late fee	250.00		50.00		1,775.00	
4007 · Special Assessment	0.00		0.00		70.18	
4008 · Return Check	0.00		0.00		0.00	
Total Income	<u>625.00</u>	<u>0.00</u>	<u>200.00</u>	<u>0.00</u>	<u>48,305.18</u>	<u>49,250.00</u>
Gross Profit	625.00	0.00	200.00	0.00	48,305.18	49,250.00
Expense						
Administration						
Website	88.24	0.00	0.00	0.00	88.24	400.00
Community Activities	0.00	0.00	0.00	0.00	0.00	1,500.00
Property taxes	0.00	0.00	0.00	0.00	0.00	86.32
Printing, Postage and Delivery	0.00	0.00	0.00	0.00	1,113.12	1,490.63
Management Fee	867.00	867.00	867.00	867.00	7,803.00	7,803.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00
6022 · Real Estate taxes	0.00		0.00		86.32	
Bank Service Charges	0.00	0.00	0.00	0.00	0.00	19.99
Total Administration	<u>955.24</u>	<u>867.00</u>	<u>867.00</u>	<u>867.00</u>	<u>9,090.68</u>	<u>11,299.94</u>
6001 · Legal Fees/Professional fees						
Legal- General	486.50	0.00	2,004.00	0.00	6,490.00	6,000.00
Total 6001 · Legal Fees/Professional fees	<u>486.50</u>	<u>0.00</u>	<u>2,004.00</u>	<u>0.00</u>	<u>6,490.00</u>	<u>6,000.00</u>
Maintenance and Repairs						
Maintenance and Repairs- Other	0.00		0.00		0.00	
Sign maintenance	0.00		0.00		200.00	
Lighting & Electric repair	0.00	0.00	0.00	0.00	0.00	250.00
Pond Maintenance	126.99	300.00	126.99	300.00	1,879.45	2,700.00
Fence Repair & Maint.	0.00	0.00	0.00	0.00	2,750.00	2,000.00
Total Maintenance and Repairs	<u>126.99</u>	<u>300.00</u>	<u>126.99</u>	<u>300.00</u>	<u>4,829.45</u>	<u>4,950.00</u>
Utilities						
Electric- Refugee Rd Entrance	0.00	40.00	0.00	40.00	233.00	360.00
Electric- 256 Entrance/Pond	86.00	48.00	96.00	48.00	481.00	432.00
Total Utilities	<u>86.00</u>	<u>88.00</u>	<u>96.00</u>	<u>88.00</u>	<u>714.00</u>	<u>792.00</u>
Mowing and Lawncare						
General Landscape Contract	0.00	1,516.50	2,278.08	1,516.50	11,390.40	10,615.56
Misc Landscape Improvement	0.00	0.00	0.00	0.00	1,119.99	5,000.00
Total Mowing and Lawncare	<u>0.00</u>	<u>1,516.50</u>	<u>2,278.08</u>	<u>1,516.50</u>	<u>12,510.39</u>	<u>15,615.56</u>
Total Expense	<u>1,654.73</u>	<u>2,771.50</u>	<u>5,372.07</u>	<u>2,771.50</u>	<u>33,634.52</u>	<u>38,657.50</u>
Net Income	<u>-1,029.73</u>	<u>-2,771.50</u>	<u>-5,172.07</u>	<u>-2,771.50</u>	<u>14,670.66</u>	<u>10,592.50</u>

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11/04/19

Accrual Basis

Melrose Homeowners Association

Balance Sheet

As of October 31, 2019

	<u>Oct 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
US Bank operating 2653	27,282.60
Total Checking/Savings	27,282.60
Accounts Receivable	
Accounts Receivable	13,668.90
Total Accounts Receivable	13,668.90
Total Current Assets	40,951.50
TOTAL ASSETS	40,951.50
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	126.99
Total Accounts Payable	126.99
Total Current Liabilities	126.99
Total Liabilities	126.99
Equity	
Retained Earnings	22,803.40
Opening Bal Equity	171.29
Net Income	17,849.82
Total Equity	40,824.51
TOTAL LIABILITIES & EQUITY	40,951.50

Melrose Homeowners Association
Profit & Loss
October 2019

	<u>Oct 19</u>
Income	
Assessment Payments	-50.00
Late fee	100.00
Total Income	<u>50.00</u>
Gross Profit	50.00
Expense	
Administration	
Management Fee	867.00
Insurance	290.00
Total Administration	<u>1,157.00</u>
6001 · Legal Fees/Professional fees	
Legal- General	152.50
Total 6001 · Legal Fees/Professional fees	152.50
Maintenance and Repairs	
Pond Maintenance	126.99
Fence Repair & Maint.	400.00
Total Maintenance and Repairs	<u>526.99</u>
Utilities	
Electric- Refugee Rd Entrance	0.00
Electric- 256 Entrance/Pond	96.00
Total Utilities	<u>96.00</u>
Total Expense	<u>1,932.49</u>
Net Income	<u><u>-1,882.49</u></u>

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11/04/19

Cash Basis

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Jan - Dec 19	Budget	\$ Over Budget	% of Budget
Income				
Assessment Payments	46,410.00	49,250.00	-2,840.00	94.2%
Late fee	1,875.00			
4007 · Special Assessment	70.18			
4008 · Return Check	0.00			
Total Income	48,355.18	49,250.00	-894.82	98.2%
Gross Profit	48,355.18	49,250.00	-894.82	98.2%
Expense				
Administration				
Website	88.24	400.00	-311.76	22.1%
Community Activities	0.00	1,500.00	-1,500.00	0.0%
Property taxes	0.00	86.32	-86.32	0.0%
Printing, Postage and Delivery	1,113.12	1,490.63	-377.51	74.7%
Management Fee	9,537.00	10,404.00	-867.00	91.7%
Insurance	290.00	2,278.00	-1,988.00	12.7%
6022 · Real Estate taxes	86.32			
Bank Service Charges	0.00	19.99	-19.99	0.0%
Total Administration	11,114.68	16,178.94	-5,064.26	68.7%
6001 · Legal Fees/Professional fees				
Legal- General	6,642.50	6,000.00	642.50	110.7%
Total 6001 · Legal Fees/Professional fees	6,642.50	6,000.00	642.50	110.7%
Maintenance and Repairs				
Maintenance and Repairs- Other	0.00			
Sign maintenance	200.00			
Lighting & Electric repair	0.00	250.00	-250.00	0.0%
Pond Maintenance	2,133.43	3,600.00	-1,466.57	59.3%
Fence Repair & Maint.	3,150.00	2,000.00	1,150.00	157.5%
Total Maintenance and Repairs	5,483.43	5,850.00	-366.57	93.7%
Utilities				
Electric- Refugee Rd Entrance	248.00	480.00	-232.00	51.7%
Electric- 256 Entrance/Pond	667.00	576.00	91.00	115.8%
Total Utilities	915.00	1,056.00	-141.00	86.6%
Mowing and Lawncare				
General Landscape Contract	11,390.40	15,165.06	-3,774.66	75.1%
Misc Landscape Improvement	1,119.99	5,000.00	-3,880.01	22.4%
Total Mowing and Lawncare	12,510.39	20,165.06	-7,654.67	62.0%
Total Expense	36,666.00	49,250.00	-12,584.00	74.4%
Net Income	11,689.18	0.00	11,689.18	100.0%

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
January through October 2019

	Jan 19	Budget	Feb 19	Budget	Mar 19	Budget	Apr 19
Income							
Assessment Payments	0.00	49,250.00	14,675.00	0.00	14,675.00	0.00	11,575.00
Late fee	0.00		100.00		0.00		200.00
4007 · Special Assessment	17.00		53.18		0.00		0.00
4008 · Return Check	0.00		0.00		0.00		0.00
Total Income	17.00	49,250.00	14,828.18	0.00	14,675.00	0.00	11,775.00
Gross Profit	17.00	49,250.00	14,828.18	0.00	14,675.00	0.00	11,775.00
Expense							
Administration							
Website	0.00	400.00	0.00	0.00	0.00	0.00	0.00
Community Activities	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00
Property taxes	0.00	86.32	0.00	0.00	0.00	0.00	0.00
Printing, Postage and Delivery	537.34	1,490.63	0.00	0.00	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00	867.00	867.00	867.00	867.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6022 · Real Estate taxes	86.32	0.00	0.00	0.00	0.00	0.00	0.00
Bank Service Charges	0.00	19.99	0.00	0.00	0.00	0.00	0.00
Total Administration	1,490.66	4,363.94	867.00	867.00	867.00	867.00	867.00
6001 · Legal Fees/Professional fees							
Legal- General	417.00	6,000.00	655.00	0.00	45.00	0.00	857.50
Total 6001 · Legal Fees/Professional fees	417.00	6,000.00	655.00	0.00	45.00	0.00	857.50
Maintenance and Repairs							
Maintenance and Repairs- Other	0.00		0.00		0.00		0.00
Sign maintenance	0.00		0.00		0.00		0.00
Lighting & Electric repair	0.00	250.00	0.00	0.00	0.00	0.00	0.00
Pond Maintenance	138.74	300.00	0.00	300.00	0.00	300.00	160.18
Fence Repair & Maint.	2,750.00	2,000.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance and Repairs	2,888.74	2,550.00	0.00	300.00	0.00	300.00	160.18
Utilities							
Electric- Refugee Rd Entrance	41.00	40.00	43.00	40.00	41.00	40.00	37.00
Electric- 256 Entrance/Pond	19.00	48.00	31.00	48.00	30.00	48.00	27.00
Total Utilities	60.00	88.00	74.00	88.00	71.00	88.00	64.00
Mowing and Lawn care							
General Landscape Contract	0.00	0.00	0.00	0.00	0.00	1,516.56	0.00
Misc Landscape Improvement	0.00	5,000.00	0.00	0.00	669.99	0.00	450.00
Total Mowing and Lawn care	0.00	5,000.00	0.00	0.00	669.99	1,516.56	450.00
Total Expense	4,856.40	18,001.94	1,596.00	1,255.00	1,652.99	2,771.56	2,398.68
Net Income	-4,839.40	31,248.06	13,232.18	-1,255.00	13,022.01	-2,771.56	9,376.32

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
January through October 2019

	Budget	May 19	Budget	Jun 19	Budget	Jul 19	Budget
Income							
Assessment Payments	0.00	3,635.00	0.00	1,077.00	0.00	298.00	0.00
Late fee		775.00		250.00		150.00	
4007 - Special Assessment		0.00		0.00		0.00	
4008 - Return Check		0.00		0.00		0.00	
Total Income	0.00	4,410.00	0.00	1,327.00	0.00	448.00	0.00
Gross Profit	0.00	4,410.00	0.00	1,327.00	0.00	448.00	0.00
Expense							
Administration							
Website	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Community Activities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	575.78	0.00	0.00	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00	867.00	867.00	867.00	867.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6022 - Real Estate taxes		0.00		0.00		0.00	
Bank Service Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administration	867.00	1,442.78	867.00	867.00	867.00	867.00	867.00
6001 - Legal Fees/Professional fees							
Legal- General	0.00	932.00	0.00	600.00	0.00	493.00	0.00
Total 6001 - Legal Fees/Professional fees	0.00	932.00	0.00	600.00	0.00	493.00	0.00
Maintenance and Repairs							
Maintenance and Repairs- Other		0.00		0.00		0.00	
Sign maintenance		0.00		0.00		200.00	
Lighting & Electric repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pond Maintenance	300.00	916.69	300.00	126.99	300.00	282.87	300.00
Fence Repair & Maint.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance and Repairs	300.00	916.69	300.00	126.99	300.00	482.87	300.00
Utilities							
Electric- Refugee Rd Entrance	40.00	39.00	40.00	32.00	40.00	0.00	40.00
Electric- 256 Entrance/Pond	48.00	49.00	48.00	55.00	48.00	88.00	48.00
Total Utilities	88.00	88.00	88.00	87.00	88.00	88.00	88.00
Mowing and Lawn care							
General Landscape Contract	1,516.50	2,278.08	1,516.50	0.00	1,516.50	6,834.24	1,516.50
Misc Landscape Improvement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Mowing and Lawn care	1,516.50	2,278.08	1,516.50	0.00	1,516.50	6,834.24	1,516.50
Total Expense	2,771.50	5,657.55	2,771.50	1,680.99	2,771.50	8,765.11	2,771.50
Net Income	-2,771.50	-1,247.55	-2,771.50	-353.99	-2,771.50	-8,317.11	-2,771.50

Melrose Homeowners Association Profit & Loss Budget vs. Actual January through October 2019

	Aug 19	Budget	Sep 19	Budget	Oct 19	Budget	TOTAL Jan - Oct 19
Income							
Assessment Payments	375.00	0.00	150.00	0.00	-50.00	0.00	46,410.00
Late fee	250.00		50.00		100.00		1,875.00
4007 · Special Assessment	0.00		0.00		0.00		70.18
4008 · Return Check	0.00		0.00		0.00		0.00
Total Income	625.00	0.00	200.00	0.00	50.00	0.00	48,355.18
Gross Profit	625.00	0.00	200.00	0.00	50.00	0.00	48,355.18
Expense							
Administration							
Website	88.24	0.00	0.00	0.00	0.00	0.00	88.24
Community Activities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	0.00	0.00	0.00	0.00	0.00	1,113.12
Management Fee	867.00	867.00	867.00	867.00	867.00	867.00	8,670.00
Insurance	0.00	0.00	0.00	0.00	290.00	0.00	290.00
6022 · Real Estate taxes	0.00		0.00		0.00		86.32
Bank Service Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administration	955.24	867.00	867.00	867.00	1,157.00	867.00	10,247.68
6001 · Legal Fees/Professional fees							
Legal- General	486.50	0.00	2,004.00	0.00	152.50	0.00	6,642.50
Total 6001 · Legal Fees/Professional fees	486.50	0.00	2,004.00	0.00	152.50	0.00	6,642.50
Maintenance and Repairs							
Maintenance and Repairs- Other	0.00		0.00		0.00		0.00
Sign maintenance	0.00		0.00		0.00		200.00
Lighting & Electric repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pond Maintenance	126.99	300.00	126.99	300.00	126.99	300.00	2,006.44
Fence Repair & Maint.	0.00	0.00	0.00	0.00	400.00	0.00	3,150.00
Total Maintenance and Repairs	126.99	300.00	126.99	300.00	526.99	300.00	5,356.44
Utilities							
Electric- Refugee Rd Entrance	0.00	40.00	0.00	40.00	0.00	40.00	233.00
Electric- 256 Entrance/Pond	86.00	48.00	96.00	48.00	96.00	48.00	577.00
Total Utilities	86.00	88.00	96.00	88.00	96.00	88.00	810.00
Mowing and Lawncare							
General Landscape Contract	0.00	1,516.50	2,278.08	1,516.50	0.00	1,516.50	11,390.40
Misc Landscape Improvement	0.00	0.00	0.00	0.00	0.00	0.00	1,119.99
Total Mowing and Lawncare	0.00	1,516.50	2,278.08	1,516.50	0.00	1,516.50	12,510.39
Total Expense	1,654.73	2,771.50	5,372.07	2,771.50	1,932.49	2,771.50	35,567.01
Net Income	-1,029.73	-2,771.50	-5,172.07	-2,771.50	-1,882.49	-2,771.50	12,788.17

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11/04/19

Cash Basis

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
January through October 2019

	<u>TOTAL</u>
	<u>Budget</u>
Income	
Assessment Payments	49,250.00
Late fee	
4007 · Special Assessment	
4008 · Return Check	
Total Income	<u>49,250.00</u>
Gross Profit	49,250.00
Expense	
Administration	
Website	400.00
Community Activities	1,500.00
Property taxes	86.32
Printing, Postage and Delivery	1,490.63
Management Fee	8,670.00
Insurance	0.00
6022 · Real Estate taxes	
Bank Service Charges	19.99
Total Administration	<u>12,166.94</u>
6001 · Legal Fees/Professional fees	
Legal- General	6,000.00
Total 6001 · Legal Fees/Professional fees	6,000.00
Maintenance and Repairs	
Maintenance and Repairs- Other	
Sign maintenance	
Lighting & Electric repair	250.00
Pond Maintenance	3,000.00
Fence Repair & Maint.	2,000.00
Total Maintenance and Repairs	<u>5,250.00</u>
Utilities	
Electric- Refugee Rd Entrance	400.00
Electric- 256 Entrance/Pond	480.00
Total Utilities	<u>880.00</u>
Mowing and Lawncare	
General Landscape Contract	12,132.06
Misc Landscape Improvement	5,000.00
Total Mowing and Lawncare	<u>17,132.06</u>
Total Expense	<u>41,429.00</u>
Net Income	<u><u>7,821.00</u></u>

Melrose Homeowners Association

12/09/19

Balance Sheet

Accrual Basis

As of November 30, 2019

	<u>Nov 30, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
US Bank operating 2653	25,790.44
Total Checking/Savings	25,790.44
Accounts Receivable	
Accounts Receivable	13,418.90
Total Accounts Receivable	13,418.90
Other Current Assets	
Undeposited Funds	350.00
Total Other Current Assets	350.00
Total Current Assets	39,559.34
TOTAL ASSETS	39,559.34
LIABILITIES & EQUITY	
Equity	
Retained Earnings	22,803.40
Opening Bal Equity	171.29
Net Income	16,584.65
Total Equity	39,559.34
TOTAL LIABILITIES & EQUITY	39,559.34

Melrose Homeowners Association
Profit & Loss
November 2019

	<u>Nov 19</u>
Income	
Assessment Payments	375.00
Late fee	150.00
Total Income	<u>525.00</u>
Gross Profit	525.00
Expense	
Administration	
Management Fee	867.00
Insurance	140.00
Total Administration	<u>1,007.00</u>
6001 · Legal Fees/Professional fees	
Legal- General	691.00
Total 6001 · Legal Fees/Professional fees	691.00
Maintenance and Repairs	
Pond Maintenance	414.16
Fence Repair & Maint.	-400.00
Total Maintenance and Repairs	<u>14.16</u>
Utilities	
Electric- Refugee Rd Entrance	15.00
Electric- 256 Entrance/Pond	90.00
Total Utilities	<u>105.00</u>
Total Expense	<u>1,817.16</u>
Net Income	<u><u>-1,292.16</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Jan - Dec 19	Budget	\$ Over Budget	% of Budget
Income				
Assessment Payments	46,785.00	49,250.00	-2,465.00	95.0%
Late fee	2,025.00			
4007 · Special Assessment	70.18			
4008 · Return Check	0.00			
Total Income	48,880.18	49,250.00	-369.82	99.2%
Gross Profit	48,880.18	49,250.00	-369.82	99.2%
Expense				
Administration				
Website	88.24	400.00	-311.76	22.1%
Community Activities	0.00	1,500.00	-1,500.00	0.0%
Property taxes	0.00	86.32	-86.32	0.0%
Printing, Postage and Delivery	1,113.12	1,490.63	-377.51	74.7%
Management Fee	10,404.00	10,404.00	0.00	100.0%
Insurance	430.00	2,278.00	-1,848.00	18.9%
6022 · Real Estate taxes	86.32			
Bank Service Charges	0.00	19.99	-19.99	0.0%
Total Administration	12,121.68	16,178.94	-4,057.26	74.9%
6001 · Legal Fees/Professional fees				
Legal- General	7,333.50	6,000.00	1,333.50	122.2%
Total 6001 · Legal Fees/Professional fees	7,333.50	6,000.00	1,333.50	122.2%
Maintenance and Repairs				
Maintenance and Repairs- Other	0.00			
Sign maintenance	200.00			
Lighting & Electric repair	0.00	250.00	-250.00	0.0%
Pond Maintenance	2,420.60	3,600.00	-1,179.40	67.2%
Fence Repair & Maint.	2,750.00	2,000.00	750.00	137.5%
Total Maintenance and Repairs	5,370.60	5,850.00	-479.40	91.8%
Utilities				
Electric- Refugee Rd Entrance	289.00	480.00	-191.00	60.2%
Electric- 256 Entrance/Pond	714.00	576.00	138.00	124.0%
Total Utilities	1,003.00	1,056.00	-53.00	95.0%
Mowing and Lawn care				
General Landscape Contract	11,390.40	15,165.06	-3,774.66	75.1%
Misc Landscape Improvement	1,119.99	5,000.00	-3,880.01	22.4%
Total Mowing and Lawn care	12,510.39	20,165.06	-7,654.67	62.0%
Total Expense	38,339.17	49,250.00	-10,910.83	77.8%
Net Income	10,541.01	0.00	10,541.01	100.0%

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through November 2019

	Jan 19	Budget	Feb 19
Income			
Assessment Payments	0.00	49,250.00	14,675.00
Late fee	0.00		100.00
4007 · Special Assessment	17.00		53.18
4008 · Return Check	0.00		0.00
Total Income	<u>17.00</u>	<u>49,250.00</u>	<u>14,828.18</u>
Gross Profit	17.00	49,250.00	14,828.18
Expense			
Administration			
Website	0.00	400.00	0.00
Community Activities	0.00	1,500.00	0.00
Property taxes	0.00	86.32	0.00
Printing, Postage and Delivery	537.34	1,490.63	0.00
Management Fee	867.00	867.00	867.00
Insurance	0.00	0.00	0.00
6022 · Real Estate taxes	86.32		0.00
Bank Service Charges	0.00	19.99	0.00
Total Administration	<u>1,490.66</u>	<u>4,363.94</u>	<u>867.00</u>
6001 · Legal Fees/Professional fees			
Legal- General	417.00	6,000.00	655.00
Total 6001 · Legal Fees/Professional fees	<u>417.00</u>	<u>6,000.00</u>	<u>655.00</u>
Maintenance and Repairs			
Maintenance and Repairs- Other	0.00		0.00
Sign maintenance	0.00		0.00
Lighting & Electric repair	0.00	250.00	0.00
Pond Maintenance	138.74	300.00	0.00
Fence Repair & Maint.	2,750.00	2,000.00	0.00
Total Maintenance and Repairs	<u>2,888.74</u>	<u>2,550.00</u>	<u>0.00</u>
Utilities			
Electric- Refugee Rd Entrance	41.00	40.00	43.00
Electric- 256 Entrance/Pond	19.00	48.00	31.00
Total Utilities	<u>60.00</u>	<u>88.00</u>	<u>74.00</u>
Mowing and Lawncare			
General Landscape Contract	0.00	0.00	0.00
Misc Landscape Improvement	0.00	5,000.00	0.00
Total Mowing and Lawncare	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
Total Expense	<u>4,856.40</u>	<u>18,001.94</u>	<u>1,596.00</u>
Net Income	<u><u>-4,839.40</u></u>	<u><u>31,248.06</u></u>	<u><u>13,232.18</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through November 2019

	Budget	Mar 19	Budget
Income			
Assessment Payments	0.00	14,675.00	0.00
Late fee		0.00	
4007 · Special Assessment		0.00	
4008 · Return Check		0.00	
Total Income	0.00	14,675.00	0.00
Gross Profit	0.00	14,675.00	0.00
Expense			
Administration			
Website	0.00	0.00	0.00
Community Activities	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00
Insurance	0.00	0.00	0.00
6022 · Real Estate taxes		0.00	
Bank Service Charges	0.00	0.00	0.00
Total Administration	867.00	867.00	867.00
6001 · Legal Fees/Professional fees			
Legal- General	0.00	45.00	0.00
Total 6001 · Legal Fees/Professional fees	0.00	45.00	0.00
Maintenance and Repairs			
Maintenance and Repairs- Other		0.00	
Sign maintenance		0.00	
Lighting & Electric repair	0.00	0.00	0.00
Pond Maintenance	300.00	0.00	300.00
Fence Repair & Maint.	0.00	0.00	0.00
Total Maintenance and Repairs	300.00	0.00	300.00
Utilities			
Electric- Refugee Rd Entrance	40.00	41.00	40.00
Electric- 256 Entrance/Pond	48.00	30.00	48.00
Total Utilities	88.00	71.00	88.00
Mowing and Lawncare			
General Landscape Contract	0.00	0.00	1,516.56
Misc Landscape Improvement	0.00	669.99	0.00
Total Mowing and Lawncare	0.00	669.99	1,516.56
Total Expense	1,255.00	1,652.99	2,771.56
Net Income	-1,255.00	13,022.01	-2,771.56

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12/09/19

Cash Basis

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through November 2019

	Apr 19	Budget	May 19
Income			
Assessment Payments	11,575.00	0.00	3,635.00
Late fee	200.00		775.00
4007 · Special Assessment	0.00		0.00
4008 · Return Check	0.00		0.00
Total Income	11,775.00	0.00	4,410.00
Gross Profit	11,775.00	0.00	4,410.00
Expense			
Administration			
Website	0.00	0.00	0.00
Community Activities	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	0.00	575.78
Management Fee	867.00	867.00	867.00
Insurance	0.00	0.00	0.00
6022 · Real Estate taxes	0.00		0.00
Bank Service Charges	0.00	0.00	0.00
Total Administration	867.00	867.00	1,442.78
6001 · Legal Fees/Professional fees			
Legal- General	857.50	0.00	932.00
Total 6001 · Legal Fees/Professional fees	857.50	0.00	932.00
Maintenance and Repairs			
Maintenance and Repairs- Other	0.00		0.00
Sign maintenance	0.00		0.00
Lighting & Electric repair	0.00	0.00	0.00
Pond Maintenance	160.18	300.00	916.69
Fence Repair & Maint.	0.00	0.00	0.00
Total Maintenance and Repairs	160.18	300.00	916.69
Utilities			
Electric- Refugee Rd Entrance	37.00	40.00	39.00
Electric- 256 Entrance/Pond	27.00	48.00	49.00
Total Utilities	64.00	88.00	88.00
Mowing and Lawncare			
General Landscape Contract	0.00	1,516.50	2,278.08
Misc Landscape Improvement	450.00	0.00	0.00
Total Mowing and Lawncare	450.00	1,516.50	2,278.08
Total Expense	2,398.68	2,771.50	5,657.55
Net Income	9,376.32	-2,771.50	-1,247.55

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12/09/19

Cash Basis

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through November 2019

	Budget	Jun 19	Budget
Income			
Assessment Payments	0.00	1,077.00	0.00
Late fee		250.00	
4007 · Special Assessment		0.00	
4008 · Return Check		0.00	
Total Income	0.00	1,327.00	0.00
Gross Profit	0.00	1,327.00	0.00
Expense			
Administration			
Website	0.00	0.00	0.00
Community Activities	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00
Insurance	0.00	0.00	0.00
6022 · Real Estate taxes		0.00	
Bank Service Charges	0.00	0.00	0.00
Total Administration	867.00	867.00	867.00
6001 · Legal Fees/Professional fees			
Legal- General	0.00	600.00	0.00
Total 6001 · Legal Fees/Professional fees	0.00	600.00	0.00
Maintenance and Repairs			
Maintenance and Repairs- Other		0.00	
Sign maintenance		0.00	
Lighting & Electric repair	0.00	0.00	0.00
Pond Maintenance	300.00	126.99	300.00
Fence Repair & Maint.	0.00	0.00	0.00
Total Maintenance and Repairs	300.00	126.99	300.00
Utilities			
Electric- Refugee Rd Entrance	40.00	32.00	40.00
Electric- 256 Entrance/Pond	48.00	55.00	48.00
Total Utilities	88.00	87.00	88.00
Mowing and Lawncare			
General Landscape Contract	1,516.50	0.00	1,516.50
Misc Landscape Improvement	0.00	0.00	0.00
Total Mowing and Lawncare	1,516.50	0.00	1,516.50
Total Expense	2,771.50	1,680.99	2,771.50
Net Income	-2,771.50	-353.99	-2,771.50

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through November 2019

	Jul 19	Budget	Aug 19
Income			
Assessment Payments	298.00	0.00	375.00
Late fee	150.00		250.00
4007 · Special Assessment	0.00		0.00
4008 · Return Check	0.00		0.00
Total Income	<u>448.00</u>	<u>0.00</u>	<u>625.00</u>
Gross Profit	448.00	0.00	625.00
Expense			
Administration			
Website	0.00	0.00	88.24
Community Activities	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00
Insurance	0.00	0.00	0.00
6022 · Real Estate taxes	0.00		0.00
Bank Service Charges	0.00	0.00	0.00
Total Administration	<u>867.00</u>	<u>867.00</u>	<u>955.24</u>
6001 · Legal Fees/Professional fees			
Legal- General	493.00	0.00	486.50
Total 6001 · Legal Fees/Professional fees	<u>493.00</u>	<u>0.00</u>	<u>486.50</u>
Maintenance and Repairs			
Maintenance and Repairs- Other	0.00		0.00
Sign maintenance	200.00		0.00
Lighting & Electric repair	0.00	0.00	0.00
Pond Maintenance	282.87	300.00	126.99
Fence Repair & Maint.	0.00	0.00	0.00
Total Maintenance and Repairs	<u>482.87</u>	<u>300.00</u>	<u>126.99</u>
Utilities			
Electric- Refugee Rd Entrance	0.00	40.00	0.00
Electric- 256 Entrance/Pond	88.00	48.00	86.00
Total Utilities	<u>88.00</u>	<u>88.00</u>	<u>86.00</u>
Mowing and Lawncare			
General Landscape Contract	6,834.24	1,516.50	0.00
Misc Landscape Improvement	0.00	0.00	0.00
Total Mowing and Lawncare	<u>6,834.24</u>	<u>1,516.50</u>	<u>0.00</u>
Total Expense	<u>8,765.11</u>	<u>2,771.50</u>	<u>1,654.73</u>
Net Income	<u><u>-8,317.11</u></u>	<u><u>-2,771.50</u></u>	<u><u>-1,029.73</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through November 2019

	Budget	Sep 19	Budget
Income			
Assessment Payments	0.00	150.00	0.00
Late fee		50.00	
4007 · Special Assessment		0.00	
4008 · Return Check		0.00	
Total Income	0.00	200.00	0.00
Gross Profit	0.00	200.00	0.00
Expense			
Administration			
Website	0.00	0.00	0.00
Community Activities	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00
Insurance	0.00	0.00	0.00
6022 · Real Estate taxes		0.00	
Bank Service Charges	0.00	0.00	0.00
Total Administration	867.00	867.00	867.00
6001 · Legal Fees/Professional fees			
Legal- General	0.00	2,004.00	0.00
Total 6001 · Legal Fees/Professional fees	0.00	2,004.00	0.00
Maintenance and Repairs			
Maintenance and Repairs- Other		0.00	
Sign maintenance		0.00	
Lighting & Electric repair	0.00	0.00	0.00
Pond Maintenance	300.00	126.99	300.00
Fence Repair & Maint.	0.00	0.00	0.00
Total Maintenance and Repairs	300.00	126.99	300.00
Utilities			
Electric- Refugee Rd Entrance	40.00	0.00	40.00
Electric- 256 Entrance/Pond	48.00	96.00	48.00
Total Utilities	88.00	96.00	88.00
Mowing and Lawncare			
General Landscape Contract	1,516.50	2,278.08	1,516.50
Misc Landscape Improvement	0.00	0.00	0.00
Total Mowing and Lawncare	1,516.50	2,278.08	1,516.50
Total Expense	2,771.50	5,372.07	2,771.50
Net Income	-2,771.50	-5,172.07	-2,771.50

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through November 2019

	Oct 19	Budget	Nov 19
Income			
Assessment Payments	-50.00	0.00	375.00
Late fee	100.00		150.00
4007 · Special Assessment	0.00		0.00
4008 · Return Check	0.00		0.00
Total Income	<u>50.00</u>	<u>0.00</u>	<u>525.00</u>
Gross Profit	50.00	0.00	525.00
Expense			
Administration			
Website	0.00	0.00	0.00
Community Activities	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00
Insurance	290.00	0.00	140.00
6022 · Real Estate taxes	0.00		0.00
Bank Service Charges	0.00	0.00	0.00
Total Administration	<u>1,157.00</u>	<u>867.00</u>	<u>1,007.00</u>
6001 · Legal Fees/Professional fees			
Legal- General	152.50	0.00	691.00
Total 6001 · Legal Fees/Professional fees	<u>152.50</u>	<u>0.00</u>	<u>691.00</u>
Maintenance and Repairs			
Maintenance and Repairs- Other	0.00		0.00
Sign maintenance	0.00		0.00
Lighting & Electric repair	0.00	0.00	0.00
Pond Maintenance	126.99	300.00	414.16
Fence Repair & Maint.	400.00	0.00	-400.00
Total Maintenance and Repairs	<u>526.99</u>	<u>300.00</u>	<u>14.16</u>
Utilities			
Electric- Refugee Rd Entrance	0.00	40.00	15.00
Electric- 256 Entrance/Pond	96.00	48.00	90.00
Total Utilities	<u>96.00</u>	<u>88.00</u>	<u>105.00</u>
Mowing and Lawncare			
General Landscape Contract	0.00	1,516.50	0.00
Misc Landscape Improvement	0.00	0.00	0.00
Total Mowing and Lawncare	<u>0.00</u>	<u>1,516.50</u>	<u>0.00</u>
Total Expense	<u>1,932.49</u>	<u>2,771.50</u>	<u>1,817.16</u>
Net Income	<u><u>-1,882.49</u></u>	<u><u>-2,771.50</u></u>	<u><u>-1,292.16</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through November 2019

	TOTAL		
	Budget	Jan - Nov 19	Budget
Income			
Assessment Payments	0.00	46,785.00	49,250.00
Late fee		2,025.00	
4007 · Special Assessment		70.18	
4008 · Return Check		0.00	
Total Income	0.00	48,880.18	49,250.00
Gross Profit	0.00	48,880.18	49,250.00
Expense			
Administration			
Website	0.00	88.24	400.00
Community Activities	0.00	0.00	1,500.00
Property taxes	0.00	0.00	86.32
Printing, Postage and Delivery	0.00	1,113.12	1,490.63
Management Fee	867.00	9,537.00	9,537.00
Insurance	2,278.00	430.00	2,278.00
6022 · Real Estate taxes		86.32	
Bank Service Charges	0.00	0.00	19.99
Total Administration	3,145.00	11,254.68	15,311.94
6001 · Legal Fees/Professional fees			
Legal- General	0.00	7,333.50	6,000.00
Total 6001 · Legal Fees/Professional fees	0.00	7,333.50	6,000.00
Maintenance and Repairs			
Maintenance and Repairs- Other		0.00	
Sign maintenance		200.00	
Lighting & Electric repair	0.00	0.00	250.00
Pond Maintenance	300.00	2,420.60	3,300.00
Fence Repair & Maint.	0.00	2,750.00	2,000.00
Total Maintenance and Repairs	300.00	5,370.60	5,550.00
Utilities			
Electric- Refugee Rd Entrance	40.00	248.00	440.00
Electric- 256 Entrance/Pond	48.00	667.00	528.00
Total Utilities	88.00	915.00	968.00
Mowing and Lawncare			
General Landscape Contract	1,516.50	11,390.40	13,648.56
Misc Landscape Improvement	0.00	1,119.99	5,000.00
Total Mowing and Lawncare	1,516.50	12,510.39	18,648.56
Total Expense	5,049.50	37,384.17	46,478.50
Net Income	-5,049.50	11,496.01	2,771.50

Melrose Homeowners Association

Balance Sheet

As of December 31, 2019

	<u>Dec 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
US Bank operating 2653	20,879.44
Total Checking/Savings	20,879.44
Accounts Receivable	
Accounts Receivable	13,068.90
Total Accounts Receivable	13,068.90
Total Current Assets	33,948.34
TOTAL ASSETS	<u>33,948.34</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	22,803.40
Opening Bal Equity	171.29
Net Income	10,973.65
Total Equity	33,948.34
TOTAL LIABILITIES & EQUITY	<u>33,948.34</u>

Melrose Homeowners Association
Profit & Loss
December 2019

	<u>Dec 19</u>
Income	
Assessment Payments	125.00
Late fee	50.00
Total Income	<u>175.00</u>
Gross Profit	175.00
Expense	
Administration	
Management Fee	867.00
Total Administration	867.00
6001 · Legal Fees/Professional fees	
Legal- General	100.00
Total 6001 · Legal Fees/Professional fees	100.00
Utilities	
Electric- Refugee Rd Entrance	41.00
Electric- 256 Entrance/Pond	47.00
Total Utilities	88.00
Mowing and Lawncare	
General Landscape Contract	4,556.00
Total Mowing and Lawncare	4,556.00
Total Expense	<u>5,611.00</u>
Net Income	<u><u>-5,436.00</u></u>

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Cash Basis

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Jan - Dec 19	Budget	\$ Over Budget	% of Budget
Income				
Assessment Payments	47,085.00	49,250.00	-2,165.00	95.6%
Late fee	2,075.00			
4007 · Special Assessment	70.18			
4008 · Return Check	0.00			
Total Income	49,230.18	49,250.00	-19.82	100.0%
Gross Profit	49,230.18	49,250.00	-19.82	100.0%
Expense				
Administration				
Website	88.24	400.00	-311.76	22.1%
Community Activities	0.00	1,500.00	-1,500.00	0.0%
Property taxes	0.00	86.32	-86.32	0.0%
Printing, Postage and Delivery	1,113.12	1,490.63	-377.51	74.7%
Management Fee	10,404.00	10,404.00	0.00	100.0%
Insurance	430.00	2,278.00	-1,848.00	18.9%
6022 · Real Estate taxes	86.32			
Bank Service Charges	0.00	19.99	-19.99	0.0%
Total Administration	12,121.68	16,178.94	-4,057.26	74.9%
6001 · Legal Fees/Professional fees				
Legal- General	7,433.50	6,000.00	1,433.50	123.9%
Total 6001 · Legal Fees/Professional fees	7,433.50	6,000.00	1,433.50	123.9%
Maintenance and Repairs				
Maintenance and Repairs- Other	0.00			
Sign maintenance	200.00			
Lighting & Electric repair	0.00	250.00	-250.00	0.0%
Pond Maintenance	2,420.60	3,600.00	-1,179.40	67.2%
Fence Repair & Maint.	2,750.00	2,000.00	750.00	137.5%
Total Maintenance and Repairs	5,370.60	5,850.00	-479.40	91.8%
Utilities				
Electric- Refugee Rd Entrance	289.00	480.00	-191.00	60.2%
Electric- 256 Entrance/Pond	714.00	576.00	138.00	124.0%
Total Utilities	1,003.00	1,056.00	-53.00	95.0%
Mowing and Lawncare				
General Landscape Contract	15,946.40	15,165.06	781.34	105.2%
Misc Landscape Improvement	1,119.99	5,000.00	-3,880.01	22.4%
Total Mowing and Lawncare	17,066.39	20,165.06	-3,098.67	84.6%
Total Expense	42,995.17	49,250.00	-6,254.83	87.3%
Net Income	6,235.01	0.00	6,235.01	100.0%

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Cash Basis

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Jan 19	Budget	Feb 19
Income			
Assessment Payments	0.00	49,250.00	14,675.00
Late fee	0.00		100.00
4007 · Special Assessment	17.00		53.18
4008 · Return Check	0.00		0.00
Total Income	<u>17.00</u>	<u>49,250.00</u>	<u>14,828.18</u>
Gross Profit	17.00	49,250.00	14,828.18
Expense			
Administration			
Website	0.00	400.00	0.00
Community Activities	0.00	1,500.00	0.00
Property taxes	0.00	86.32	0.00
Printing, Postage and Delivery	537.34	1,490.63	0.00
Management Fee	867.00	867.00	867.00
Insurance	0.00	0.00	0.00
6022 · Real Estate taxes	86.32		0.00
Bank Service Charges	0.00	19.99	0.00
Total Administration	<u>1,490.66</u>	<u>4,363.94</u>	<u>867.00</u>
6001 · Legal Fees/Professional fees			
Legal- General	417.00	6,000.00	655.00
Total 6001 · Legal Fees/Professional fees	<u>417.00</u>	<u>6,000.00</u>	<u>655.00</u>
Maintenance and Repairs			
Maintenance and Repairs- Other	0.00		0.00
Sign maintenance	0.00		0.00
Lighting & Electric repair	0.00	250.00	0.00
Pond Maintenance	138.74	300.00	0.00
Fence Repair & Maint.	2,750.00	2,000.00	0.00
Total Maintenance and Repairs	<u>2,888.74</u>	<u>2,550.00</u>	<u>0.00</u>
Utilities			
Electric- Refugee Rd Entrance	41.00	40.00	43.00
Electric- 256 Entrance/Pond	19.00	48.00	31.00
Total Utilities	<u>60.00</u>	<u>88.00</u>	<u>74.00</u>
Mowing and Lawncare			
General Landscape Contract	0.00	0.00	0.00
Misc Landscape Improvement	0.00	5,000.00	0.00
Total Mowing and Lawncare	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
Total Expense	<u>4,856.40</u>	<u>18,001.94</u>	<u>1,596.00</u>
Net Income	<u><u>-4,839.40</u></u>	<u><u>31,248.06</u></u>	<u><u>13,232.18</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Budget	Mar 19	Budget
Income			
Assessment Payments	0.00	14,675.00	0.00
Late fee		0.00	
4007 · Special Assessment		0.00	
4008 · Return Check		0.00	
Total Income	0.00	14,675.00	0.00
Gross Profit	0.00	14,675.00	0.00
Expense			
Administration			
Website	0.00	0.00	0.00
Community Activities	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00
Insurance	0.00	0.00	0.00
6022 · Real Estate taxes		0.00	
Bank Service Charges	0.00	0.00	0.00
Total Administration	867.00	867.00	867.00
6001 · Legal Fees/Professional fees			
Legal- General	0.00	45.00	0.00
Total 6001 · Legal Fees/Professional fees	0.00	45.00	0.00
Maintenance and Repairs			
Maintenance and Repairs- Other		0.00	
Sign maintenance		0.00	
Lighting & Electric repair	0.00	0.00	0.00
Pond Maintenance	300.00	0.00	300.00
Fence Repair & Maint.	0.00	0.00	0.00
Total Maintenance and Repairs	300.00	0.00	300.00
Utilities			
Electric- Refugee Rd Entrance	40.00	41.00	40.00
Electric- 256 Entrance/Pond	48.00	30.00	48.00
Total Utilities	88.00	71.00	88.00
Mowing and Lawncare			
General Landscape Contract	0.00	0.00	1,516.56
Misc Landscape Improvement	0.00	669.99	0.00
Total Mowing and Lawncare	0.00	669.99	1,516.56
Total Expense	1,255.00	1,652.99	2,771.56
Net Income	-1,255.00	13,022.01	-2,771.56

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Apr 19	Budget	May 19
Income			
Assessment Payments	11,575.00	0.00	3,635.00
Late fee	200.00		775.00
4007 · Special Assessment	0.00		0.00
4008 · Return Check	0.00		0.00
Total Income	11,775.00	0.00	4,410.00
Gross Profit	11,775.00	0.00	4,410.00
Expense			
Administration			
Website	0.00	0.00	0.00
Community Activities	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	0.00	575.78
Management Fee	867.00	867.00	867.00
Insurance	0.00	0.00	0.00
6022 · Real Estate taxes	0.00		0.00
Bank Service Charges	0.00	0.00	0.00
Total Administration	867.00	867.00	1,442.78
6001 · Legal Fees/Professional fees			
Legal- General	857.50	0.00	932.00
Total 6001 · Legal Fees/Professional fees	857.50	0.00	932.00
Maintenance and Repairs			
Maintenance and Repairs- Other	0.00		0.00
Sign maintenance	0.00		0.00
Lighting & Electric repair	0.00	0.00	0.00
Pond Maintenance	160.18	300.00	916.69
Fence Repair & Maint.	0.00	0.00	0.00
Total Maintenance and Repairs	160.18	300.00	916.69
Utilities			
Electric- Refugee Rd Entrance	37.00	40.00	39.00
Electric- 256 Entrance/Pond	27.00	48.00	49.00
Total Utilities	64.00	88.00	88.00
Mowing and Lawncare			
General Landscape Contract	0.00	1,516.50	2,278.08
Misc Landscape Improvement	450.00	0.00	0.00
Total Mowing and Lawncare	450.00	1,516.50	2,278.08
Total Expense	2,398.68	2,771.50	5,657.55
Net Income	9,376.32	-2,771.50	-1,247.55

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Budget	Jun 19	Budget
Income			
Assessment Payments	0.00	1,077.00	0.00
Late fee		250.00	
4007 · Special Assessment		0.00	
4008 · Return Check		0.00	
Total Income	0.00	1,327.00	0.00
Gross Profit	0.00	1,327.00	0.00
Expense			
Administration			
Website	0.00	0.00	0.00
Community Activities	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00
Insurance	0.00	0.00	0.00
6022 · Real Estate taxes		0.00	
Bank Service Charges	0.00	0.00	0.00
Total Administration	867.00	867.00	867.00
6001 · Legal Fees/Professional fees			
Legal- General	0.00	600.00	0.00
Total 6001 · Legal Fees/Professional fees	0.00	600.00	0.00
Maintenance and Repairs			
Maintenance and Repairs- Other		0.00	
Sign maintenance		0.00	
Lighting & Electric repair	0.00	0.00	0.00
Pond Maintenance	300.00	126.99	300.00
Fence Repair & Maint.	0.00	0.00	0.00
Total Maintenance and Repairs	300.00	126.99	300.00
Utilities			
Electric- Refugee Rd Entrance	40.00	32.00	40.00
Electric- 256 Entrance/Pond	48.00	55.00	48.00
Total Utilities	88.00	87.00	88.00
Mowing and Lawncare			
General Landscape Contract	1,516.50	0.00	1,516.50
Misc Landscape Improvement	0.00	0.00	0.00
Total Mowing and Lawncare	1,516.50	0.00	1,516.50
Total Expense	2,771.50	1,680.99	2,771.50
Net Income	-2,771.50	-353.99	-2,771.50

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Cash Basis

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Jul 19	Budget	Aug 19
Income			
Assessment Payments	298.00	0.00	375.00
Late fee	150.00		250.00
4007 · Special Assessment	0.00		0.00
4008 · Return Check	0.00		0.00
Total Income	448.00	0.00	625.00
Gross Profit	448.00	0.00	625.00
Expense			
Administration			
Website	0.00	0.00	88.24
Community Activities	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00
Insurance	0.00	0.00	0.00
6022 · Real Estate taxes	0.00		0.00
Bank Service Charges	0.00	0.00	0.00
Total Administration	867.00	867.00	955.24
6001 · Legal Fees/Professional fees			
Legal- General	493.00	0.00	486.50
Total 6001 · Legal Fees/Professional fees	493.00	0.00	486.50
Maintenance and Repairs			
Maintenance and Repairs- Other	0.00		0.00
Sign maintenance	200.00		0.00
Lighting & Electric repair	0.00	0.00	0.00
Pond Maintenance	282.87	300.00	126.99
Fence Repair & Maint.	0.00	0.00	0.00
Total Maintenance and Repairs	482.87	300.00	126.99
Utilities			
Electric- Refugee Rd Entrance	0.00	40.00	0.00
Electric- 256 Entrance/Pond	88.00	48.00	86.00
Total Utilities	88.00	88.00	86.00
Mowing and Lawncare			
General Landscape Contract	6,834.24	1,516.50	0.00
Misc Landscape Improvement	0.00	0.00	0.00
Total Mowing and Lawncare	6,834.24	1,516.50	0.00
Total Expense	8,765.11	2,771.50	1,654.73
Net Income	-8,317.11	-2,771.50	-1,029.73

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Budget	Sep 19	Budget
Income			
Assessment Payments	0.00	150.00	0.00
Late fee		50.00	
4007 · Special Assessment		0.00	
4008 · Return Check		0.00	
Total Income	0.00	200.00	0.00
Gross Profit	0.00	200.00	0.00
Expense			
Administration			
Website	0.00	0.00	0.00
Community Activities	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00
Insurance	0.00	0.00	0.00
6022 · Real Estate taxes		0.00	
Bank Service Charges	0.00	0.00	0.00
Total Administration	867.00	867.00	867.00
6001 · Legal Fees/Professional fees			
Legal- General	0.00	2,004.00	0.00
Total 6001 · Legal Fees/Professional fees	0.00	2,004.00	0.00
Maintenance and Repairs			
Maintenance and Repairs- Other		0.00	
Sign maintenance		0.00	
Lighting & Electric repair	0.00	0.00	0.00
Pond Maintenance	300.00	126.99	300.00
Fence Repair & Maint.	0.00	0.00	0.00
Total Maintenance and Repairs	300.00	126.99	300.00
Utilities			
Electric- Refugee Rd Entrance	40.00	0.00	40.00
Electric- 256 Entrance/Pond	48.00	96.00	48.00
Total Utilities	88.00	96.00	88.00
Mowing and Lawncare			
General Landscape Contract	1,516.50	2,278.08	1,516.50
Misc Landscape Improvement	0.00	0.00	0.00
Total Mowing and Lawncare	1,516.50	2,278.08	1,516.50
Total Expense	2,771.50	5,372.07	2,771.50
Net Income	-2,771.50	-5,172.07	-2,771.50

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Cash Basis

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Oct 19	Budget	Nov 19
Income			
Assessment Payments	125.00	0.00	375.00
Late fee	100.00		150.00
4007 · Special Assessment	0.00		0.00
4008 · Return Check	0.00		0.00
Total Income	<u>225.00</u>	<u>0.00</u>	<u>525.00</u>
Gross Profit	225.00	0.00	525.00
Expense			
Administration			
Website	0.00	0.00	0.00
Community Activities	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00
Insurance	290.00	0.00	140.00
6022 · Real Estate taxes	0.00		0.00
Bank Service Charges	0.00	0.00	0.00
Total Administration	<u>1,157.00</u>	<u>867.00</u>	<u>1,007.00</u>
6001 · Legal Fees/Professional fees			
Legal- General	152.50	0.00	691.00
Total 6001 · Legal Fees/Professional fees	<u>152.50</u>	<u>0.00</u>	<u>691.00</u>
Maintenance and Repairs			
Maintenance and Repairs- Other	0.00		0.00
Sign maintenance	0.00		0.00
Lighting & Electric repair	0.00	0.00	0.00
Pond Maintenance	126.99	300.00	414.16
Fence Repair & Maint.	400.00	0.00	-400.00
Total Maintenance and Repairs	<u>526.99</u>	<u>300.00</u>	<u>14.16</u>
Utilities			
Electric- Refugee Rd Entrance	0.00	40.00	15.00
Electric- 256 Entrance/Pond	96.00	48.00	90.00
Total Utilities	<u>96.00</u>	<u>88.00</u>	<u>105.00</u>
Mowing and Lawncare			
General Landscape Contract	0.00	1,516.50	0.00
Misc Landscape Improvement	0.00	0.00	0.00
Total Mowing and Lawncare	<u>0.00</u>	<u>1,516.50</u>	<u>0.00</u>
Total Expense	<u>1,932.49</u>	<u>2,771.50</u>	<u>1,817.16</u>
Net Income	<u><u>-1,707.49</u></u>	<u><u>-2,771.50</u></u>	<u><u>-1,292.16</u></u>

Melrose Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2019

	Budget	Dec 19	Budget
Income			
Assessment Payments	0.00	125.00	0.00
Late fee		50.00	
4007 · Special Assessment		0.00	
4008 · Return Check		0.00	
Total Income	0.00	175.00	0.00
Gross Profit	0.00	175.00	0.00
Expense			
Administration			
Website	0.00	0.00	0.00
Community Activities	0.00	0.00	0.00
Property taxes	0.00	0.00	0.00
Printing, Postage and Delivery	0.00	0.00	0.00
Management Fee	867.00	867.00	867.00
Insurance	2,278.00	0.00	0.00
6022 · Real Estate taxes		0.00	
Bank Service Charges	0.00	0.00	0.00
Total Administration	3,145.00	867.00	867.00
6001 · Legal Fees/Professional fees			
Legal- General	0.00	100.00	0.00
Total 6001 · Legal Fees/Professional fees	0.00	100.00	0.00
Maintenance and Repairs			
Maintenance and Repairs- Other		0.00	
Sign maintenance		0.00	
Lighting & Electric repair	0.00	0.00	0.00
Pond Maintenance	300.00	0.00	300.00
Fence Repair & Maint.	0.00	0.00	0.00
Total Maintenance and Repairs	300.00	0.00	300.00
Utilities			
Electric- Refugee Rd Entrance	40.00	41.00	40.00
Electric- 256 Entrance/Pond	48.00	47.00	48.00
Total Utilities	88.00	88.00	88.00
Mowing and Lawncare			
General Landscape Contract	1,516.50	4,556.00	1,516.50
Misc Landscape Improvement	0.00	0.00	0.00
Total Mowing and Lawncare	1,516.50	4,556.00	1,516.50
Total Expense	5,049.50	5,611.00	2,771.50
Net Income	-5,049.50	-5,436.00	-2,771.50

Melrose Homeowners Association Profit & Loss Budget vs. Actual January through December 2019

	TOTAL	
	Jan - Dec 19	Budget
Income		
Assessment Payments	47,085.00	49,250.00
Late fee	2,075.00	
4007 · Special Assessment	70.18	
4008 · Return Check	0.00	
Total Income	49,230.18	49,250.00
Gross Profit	49,230.18	49,250.00
Expense		
Administration		
Website	88.24	400.00
Community Activities	0.00	1,500.00
Property taxes	0.00	86.32
Printing, Postage and Delivery	1,113.12	1,490.63
Management Fee	10,404.00	10,404.00
Insurance	430.00	2,278.00
6022 · Real Estate taxes	86.32	
Bank Service Charges	0.00	19.99
Total Administration	12,121.68	16,178.94
6001 · Legal Fees/Professional fees		
Legal- General	7,433.50	6,000.00
Total 6001 · Legal Fees/Professional fees	7,433.50	6,000.00
Maintenance and Repairs		
Maintenance and Repairs- Other	0.00	
Sign maintenance	200.00	
Lighting & Electric repair	0.00	250.00
Pond Maintenance	2,420.60	3,600.00
Fence Repair & Maint.	2,750.00	2,000.00
Total Maintenance and Repairs	5,370.60	5,850.00
Utilities		
Electric- Refugee Rd Entrance	289.00	480.00
Electric- 256 Entrance/Pond	714.00	576.00
Total Utilities	1,003.00	1,056.00
Mowing and Lawncare		
General Landscape Contract	15,946.40	15,165.06
Misc Landscape Improvement	1,119.99	5,000.00
Total Mowing and Lawncare	17,066.39	20,165.06
Total Expense	42,995.17	49,250.00
Net Income	6,235.01	0.00