

Trout Farm Homeowners Assoc.
Balance Sheet
As of 04/30/16

ASSETS

| | | |
|-------------------------------------|---------------------------------|-----------------------------------|
| CURRENT ASSETS: | | |
| 1010 | Cash Checking - Operating | \$ 16,502.08 |
| 1310 | Assessments Receivable | 1,625.11 |
| 1340 | Late Fees Receivable | 800.00 |
| | Subtotal Current Assets: | <u>\$ 18,927.19</u> |
| RESERVES - CASH ACCOUNTS | | |
| 1071 | Reserve Savings - Rockland Trs | \$ 87,542.69 |
| | Subtotal Reserve Cash | <u>\$ 87,542.69</u> |
| OTHER ASSETS: | | |
| | Subtotal Other Assets: | <u>\$.00</u> |
| | TOTAL ASSETS | <u>\$ 106,469.88</u> ===== |

LIABILITIES & EQUITY

| | | |
|-----------------------------|---|-----------------------------------|
| CURRENT LIABILITIES: | | |
| 3310 | Prepaid Owner Assessments | \$ 2,883.00 |
| | Subtotal Current Liab. | <u>\$ 2,883.00</u> |
| RESERVES: | | |
| 5010 | Reserves - Unallocated | \$ 87,079.66 |
| 5011 | YTD Interest on Reserves | 223.40 |
| | Subtotal Reserves | <u>\$ 87,303.06</u> |
| EQUITY: | | |
| 5510 | Prior Year Net Inc./ (Loss) | \$ 3,250.02 |
| | Current Year Net Income/(Loss) | 13,033.80 |
| | Subtotal Equity | <u>\$ 16,283.82</u> |
| | TOTAL LIABILITIES & EQUITY | <u>\$ 106,469.88</u> ===== |

Trout Farm Homeowners Assoc.
 Income/Expense Statement
 Period: 04/01/16 to 04/30/16

| Description | | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|-------------------------------------|-------------------------------------|--------------------|-----------------------|-------------------|-------------------|---------------------|--------------------|-------------------|
| INCOME: | | | | | | | | |
| 06310 | Assessment Income | .00 | .00 | .00 | 136,080.00 | 136,080.00 | .00 | 136,080.00 |
| 06340 | Late Fee Income | 25.00 | .00 | 25.00 | 1,370.01 | .00 | 1,370.01 | .00 |
| 06362 | Clubhouse Rental Income | 50.00 | .00 | 50.00 | 550.00 | .00 | 550.00 | .00 |
| 06910 | Interest Income | .00 | .00 | .00 | (39.80) | .00 | (39.80) | .00 |
| | Subtotal Income | 75.00 | .00 | 75.00 | 137,960.21 | 136,080.00 | 1,880.21 | 136,080.00 |
| EXPENSES: | | | | | | | | |
| General & Administrative | | | | | | | | |
| 07010 | Management Fees | 975.00 | 975.00 | .00 | 9,750.00 | 9,750.00 | .00 | 11,700.00 |
| 07020 | Accounting Fees | .00 | .00 | .00 | 150.00 | 150.00 | .00 | 150.00 |
| 07160 | Legal & Professional Fees | .00 | 16.67 | 16.67 | .00 | 166.70 | 166.70 | 200.00 |
| 07280 | Insurance | .00 | .00 | .00 | 4,769.00 | 5,011.00 | 242.00 | 5,011.00 |
| 07440 | State & Local Income Tax | .00 | .00 | .00 | 13.00 | 25.00 | 12.00 | 25.00 |
| 07890 | Misc. G & A | .00 | 20.83 | 20.83 | 20.07 | 208.30 | 188.23 | 250.00 |
| | General & Administrative | 975.00 | 1,012.50 | 37.50 | 14,702.07 | 15,311.00 | 608.93 | 17,336.00 |
| Amenities | | | | | | | | |
| 08210 | Pool Operation & Mgmt. | 485.00 | .00 | (485.00) | 6,635.00 | 5,500.00 | (1,135.00) | 9,500.00 |
| | Amenities | 485.00 | .00 | (485.00) | 6,635.00 | 5,500.00 | (1,135.00) | 9,500.00 |
| Site Improvement | | | | | | | | |
| 08562 | Site Imp- Pool Gate and Keys | .00 | .00 | .00 | 6,647.73 | .00 | (6,647.73) | .00 |
| 08563 | Special Project - Pool Repair | 7,500.00 | .00 | (7,500.00) | 7,500.00 | .00 | (7,500.00) | .00 |
| | Site Improvement | 7,500.00 | .00 | (7,500.00) | 14,147.73 | .00 | (14,147.73) | .00 |
| Utilities | | | | | | | | |
| 08910 | Electricity | 800.80 | 653.25 | (147.55) | 6,203.98 | 6,532.50 | 328.52 | 7,839.00 |
| 08930 | Water | .00 | 91.67 | 91.67 | 644.60 | 916.70 | 272.10 | 1,100.00 |
| 08990 | Telephone | 50.00 | 56.08 | 6.08 | 500.00 | 560.80 | 60.80 | 673.00 |
| | Utilities | 850.80 | 801.00 | (49.80) | 7,348.58 | 8,010.00 | 661.42 | 9,612.00 |
| Maintenance | | | | | | | | |
| 09580 | Misc. Maintenance | 300.00 | 711.67 | 411.67 | 4,533.03 | 7,116.70 | 2,583.67 | 8,540.00 |
| | Maintenance | 300.00 | 711.67 | 411.67 | 4,533.03 | 7,116.70 | 2,583.67 | 8,540.00 |
| Contract Services | | | | | | | | |
| 09610 | Lawn Maint. & Landscaping | 3,975.00 | 4,351.00 | 376.00 | 25,450.00 | 26,592.00 | 1,142.00 | 32,294.00 |
| 09700 | Trash Removal | 1,660.00 | 863.17 | (796.83) | 8,300.00 | 8,631.70 | 331.70 | 10,358.00 |
| 09750 | Extermination | .00 | 25.00 | 25.00 | .00 | 250.00 | 250.00 | 300.00 |
| 09800 | Snow Removal | 3,520.00 | 3,000.00 | (520.00) | 27,290.00 | 31,000.00 | 3,710.00 | 31,000.00 |
| 09850 | Cleaning/ Janitorial Services | .00 | 171.67 | 171.67 | 1,520.00 | 1,716.70 | 196.70 | 2,060.00 |
| 09880 | Gutter Cleaning | .00 | .00 | .00 | .00 | 80.00 | 80.00 | 80.00 |
| | Contract Services | 9,155.00 | 8,410.84 | (744.16) | 62,560.00 | 68,270.40 | 5,710.40 | 76,092.00 |
| Reserve Contributions | | | | | | | | |
| 09910 | Reserves - Unallocated | .00 | .00 | .00 | 15,000.00 | 15,000.00 | .00 | 15,000.00 |
| | Reserve Contributions | .00 | .00 | .00 | 15,000.00 | 15,000.00 | .00 | 15,000.00 |
| | TOTAL EXPENSES | 19,265.80 | 10,936.01 | (8,329.79) | 124,926.41 | 119,208.10 | (5,718.31) | 136,080.00 |
| | TOTAL NET INCOME (LOSS) | (19,190.80) | (10,936.01) | (8,254.79) | 13,033.80 | 16,871.90 | (3,838.10) | .00 |