

Sundance HOA
Profit & Loss
January 1 through December 15, 2016

Actual

Jan 1 - Dec 15, 16

Ordinary Income/Expense

Income

Legal Settlement	-107.50	
HOA Dues @ \$175	25,222.00	[this includes Ideal Homes HOA Dues contributions on vacant and homes for sale dues]
Total Income	25,114.50	

Expenses

Bank fees	20.00	[commercial banking fee]
Credit Card Reimbursement	105.87	[a charge to an Ideal Homes card for website confirmation]
Filing Fees	26.00	[HOA documents filed at county]
Insurance Expense	762.00	[coverage on all vertical structures located in common area]
Open House Meeting	962.50	[expense for food trucks for HOA gathering]
Signage	41.85	[meeting signage]

Total **1,918.22**

HOA Maintenance

Monthly Mowing Maintenance	28,251.36	[to date amount of mowing all common areas including parks and frontages]
Tree Maintenance	2,450.00	[tree replacement, new trees, and hand water selected trees]
Common Area Repair	1,107.50	[grade work, mud removal, & rodent trapping]

Total HOA Maintenance **31,808.86**

Professional Fees

Postage and delivery	172.86	[community mailing, presorting, and metering for HOA communication mailed out]
Legal Fees	483.00	[all legal expenses filing for amendments, liens, supp decs, and small claims cases]
Taxes	150.00	[CPA expense for HOA taxes]
Website	300.00	[hosting fee for www.sundancehoa.net]

Total Professional Fees **1,105.86**

Repairs

Fence Repair	7,554.70	[repaired frontage and split rail & staining common area fence]
Irrigation	254.00	[irrigation turn on and appropriate major repairs made to system]
Playground Expense	615.00	[installed wheelchair ramp]

Total Repairs **8,423.70**

Utilities

Electric	960.53	[electric to operate irrigation electric meters]
Water	1,616.75	[irrigation water for frontages and selected common areas]

Total Utilities **2,577.28**

Total Expense **45,833.92**

Net Ordinary Income **-20,719.42**

Developer Contribution 22,000.00 *[Developer contributes out of pocket]*

Total Net Income Post Contribution **\$ 1,280.58**