

**Courtland Square Homeowners Association
Treasurers Year End Report and 2018 Budget
December 31, 2017**

	2016 Budget	2016 YTD Actual	2017 Budget	2017 YTD Actual	2018 Budget
Beginning Cash Balance	\$ 39,405.53	\$ 39,405.53	\$ 36,349.49	\$ 36,349.49	\$ 50,534.51
Income					
Dues					
HOA Dues 3/31	\$ 14,421.00	\$ 13,984.00	\$ 14,421.00	\$ 14,421.00	\$ 14,421.00
HOA Dues 9/30	\$ 14,421.00	13,547.00	\$ 14,421.00	13,984.00	\$ 14,421.00
Prepaid HOA Dues	-		-		-
HOA Dues Receivable	1,194.00	1,060.00	1,445.00	1,445.00	437.00
Closing Document Fees	-	275.00	-	375.00	-
Miscellaneous	-	-	-	(80.00)	-
Fine/late fee	-	28.98	-	350.77	-
Total Income	\$ 30,036.00	\$ 28,894.98	\$ 30,287.00	\$ 30,495.77	\$ 29,279.00
Reoccurring Expenses					
Electricity	\$ 300.00	\$ 202.19	\$ 250.00	\$ 214.91	\$ 250.00
Snow Removal	9,000.00	8,322.50	9,000.00	3,207.25	8,000.00
Common Ground Upkeep	11,000.00	9,914.94	11,000.00	8,129.59	10,000.00
Insurance	1,900.00	1,931.00	2,000.00	1,962.00	2,100.00
Professional Fees	700.00	145.00	500.00	229.42	400.00
Miscellaneous	700.00	464.57	500.00	246.71	400.00
Total Reoccurring Expenses	\$ 23,600.00	\$ 20,980.20	\$ 23,250.00	\$ 13,989.88	\$ 21,150.00
Maintenance & Repairs					
Exterior Lamps	\$ 1,000.00		\$ 5,000.00	\$ 60.00	\$ 15,000.00
Sidewalk Repairs	-		-		-
Road Maintenance	7,400.00	7,205.00	3,000.00		7,500.00
Common Area Improvements	5,000.00	3,715.82	3,000.00	1,545.87	3,000.00
Tree Removal and Maintenance	500.00	50.00	500.00	715.00	1,500.00
Replanting trees	1,000.00		1,600.00		1,000.00
Total Maintenance & Repairs	\$ 14,900.00	\$ 10,970.82	\$ 13,100.00	\$ 2,320.87	\$ 28,000.00
Total Expenses	\$ 38,500.00	\$ 31,951.02	\$ 36,350.00	\$ 16,310.75	\$ 49,150.00
Net Income	\$ (8,464.00)	\$ (3,056.04)	\$ (6,063.00)	\$ 14,185.02	\$ (19,871.00)
Ending Cash Balance	\$ 30,941.53	\$ 36,349.49	\$ 30,286.49	\$ 50,534.51	\$ 30,663.51
Designated Reserved Cash Balance	29,000.00		29,000.00	\$ 50,000.00	30,000.00
Unreserved Cash Balance	1,941.53		1,286.49	\$ 534.51	663.51
Total Cash Balance	\$ 30,941.53		\$ 30,286.49	\$ 50,534.51	\$ 30,663.51