

**PARADISE CANYON HOMEOWNERS ASSOCIATION  
FINANCIAL REPORT**

	<b>September - August</b>		
	<b>BUDGET 2016-2017</b>	<b>ACTUAL 2016-2017</b>	<b>BUDGET 2017-2018</b>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Monthly Dues	\$ 575,056	\$ 575,056	\$ 604,480
Finance Charge	-	958	-
Clubhouse Reservations	-	775	-
Fines	-	850	-
<b>Total Income</b>	<b>\$ 575,056</b>	<b>\$ 577,639</b>	<b>\$ 604,480</b>
<b>Expense</b>			
<b>Common Area Expenses</b>			
Clubhouse Cleaning	\$ 3,800	\$ 3,661	\$ 4,520
Daisy Lane Common Area Cleaning	375	435	575
Maintenance and Repairs	8,000	7,821	8,000
HVAC Maintenance	1,800	2,272	2,500
Pest Control	2,500	1,751	2,500
Security	6,000	9,617	9,500
Other Common Area Expenses	500	16	500
<b>Total Common Area Expenses</b>	<b>\$ 22,975</b>	<b>\$ 25,572</b>	<b>\$ 28,095</b>
<b>General Operating Expenses</b>			
Bank Service Charges	\$ -	\$ (20)	\$ -
Doubtful Debts	-	-	-
Insurance	112,260	112,259	114,500
Legal	1,500	486	1,500
Homeowner Issues	1,000	-	1,000
Miscellaneous	350	169	350
Office Supplies	1,000	1,016	1,000
Professional Management	20,448	20,448	20,448
Additional Meetings	250	-	500
Reserve Study	-	-	-
Social	500	618	500
Taxes	560	883	560
Website	1,000	736	1,000
<b>Total General Operating Expenses</b>	<b>\$ 138,868</b>	<b>\$ 136,594</b>	<b>\$ 141,358</b>
<b>Grounds Maintenance</b>			
Monthly Contracted	\$ 118,440	\$ 118,440	\$ 118,825
Repairs	8,000	8,231	10,000
Supplies	8,000	-	5,000
Trees	12,000	13,661	10,000
<b>Total Grounds Maintenance</b>	<b>\$ 146,440</b>	<b>\$ 140,332</b>	<b>\$ 143,825</b>
<b>Pool Expenses</b>			
Monthly Contracted	\$ 18,000	\$ 18,000	\$ 18,000
Pool Gas			
Clubhouse	7,000	5,977	6,500
Daisy Lane	1,500	1,785	1,800
Repairs	8,000	2,944	5,000
Other	1,500	1,130	1,500
<b>Total Pool Expenses</b>	<b>\$ 36,000</b>	<b>\$ 29,836</b>	<b>\$ 32,800</b>

<b>Utilities</b>			
Cable TV	\$ 82,300	\$ 83,831	\$ 122,400
Clubhouse Garbage	480	574	620
Electric	16,000	16,143	16,500
Internet	960	957	960
Sewer	100	94	100
Water	7,500	8,332	8,500
<b>Total Utilities</b>	<u>\$ 107,340</u>	<u>\$ 109,931</u>	<u>\$ 149,080</u>
<b>Total Expense</b>	<u>\$ 451,623</u>	<u>\$ 442,265</u>	<u>\$ 495,158</u>
<b>Net Income (Loss)</b>	\$ 123,433	\$ 135,374	\$ 109,322
<b>Reserve Account</b>			
<b>Income</b>			
Transfer from Dues	\$ 123,433	\$ 135,374	\$ 109,322
Transfer from Operating Account	48,103	36,162	71,302
Lawsuit Settlement Funds	-	(10,000)	-
Interest	2,800	2,921	2,800
<b>Total Income</b>	<u>\$ 174,336</u>	<u>\$ 164,457</u>	<u>\$ 183,424</u>
<b>Expense</b>			
Security System	4,500	4,990	1,710
Clubhouse Updates	15,000	29,422	-
Walls	80,000	468,353	425,000
Drainage Project	20,200	9,565	-
Clubhouse Roof		4,105	-
Pools		15,613	28,500
Road Maintenance			14,300
Pool Furniture			3,000
Indoor Pool Area Updates			7,000
Exercise Room Updates			7,000
<b>Total Expense</b>	<u>\$ 119,700</u>	<u>\$ 532,049</u>	<u>\$ 486,510</u>
<b>Net Income (Loss)</b>	\$ 54,636	\$ (367,591)	\$ (303,086)
<b>SUMMARY OF RESERVE ACCOUNT</b>			
CURRENT FUNDS	\$ 737,194	\$ 737,194	\$ 369,603
+ CAPITAL IMPROVEMENTS INCOME	174,336	164,457	183,424
- CAPITAL IMPROVEMENTS EXPENSE	119,700	532,049	486,510
<b>TOTAL REMAINING FUNDS</b>	<u>\$ 791,830</u>	<u>\$ 369,603</u>	<u>\$ 66,517</u>
<b>OTHER INFORMATION</b>			
	<b>8/31/2016</b>	<b>8/31/2017</b>	<b>CHANGE</b>
TOTAL IN ALL ACCOUNTS	\$ 852,283	\$ 455,778	\$ (396,505)
ACCOUNTS RECEIVABLE	\$ 5,553	\$ 2,209	\$ (3,344)
PREPAID MONTHLY DUES	\$ (15,861)	\$ (18,895)	\$ (3,034)
<b>TOTAL</b>	<u>\$ 841,975</u>	<u>\$ 439,092</u>	<u>\$ (402,883)</u>