

## **Elk Meadows HOA**

### **Estimated Homeowner's Association Expenses 2019:**

Tax Return Preparation	\$ -
Administrative Expense	\$ 413.00
Legal/Recording	\$ 773.00
Insurance/License	\$ 2,231.00
Landscaping Services	\$ 9,723.00
*Common Grounds: Maintenance & Repairs	\$ 475.00
Irrigation: Maintenance & Repairs-Back Flow	\$ 55.00
Playground: Repairs & Maintenance	\$ 150.00
Washington State Taxes	\$ 10.00
King County Taxes	\$ -
City of Enumclaw-Water	\$ 830.00
PSE-Electricity	\$ 125.00
Skynet-Website/Internet	\$ 966.00
<b>Estimated Total Expenses</b>	<b>\$ 15,751.00</b>

*Estimated Reserves from 2018	\$ 18,686.00
Proposed 2019 HOA Dues @ \$175 per 66 lots	\$ 11,550.00
Less: 2 Liens	\$ (350.00)
Adjusted 2019 HOA Proposed Dues	\$ 11,200.00

\* The estimate for the landscape maintenance reflects the proposed north fence cost to clean up and spray with vegetation management.

\*The estimated reserves from 2018 are based on the year end bank balance.

The HOA dues for 2019 have been collected from 60 of the 66 property owners within Elk Meadows.

2 Liens; #1 \$1,349 years 2015-2019; #2 \$1,774 years 2014-2019

4 Unpaid property members for 2019

1 Payment plan 2017,2016 remaining to be completed by July 2019

Elk Meadows HOA  
Financial Statements  
As of May 31, 2019

<b>Elk Meadows HOA</b>	
<b>Balance Sheet</b>	
As of May 31, 2019	
	Total
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Community Assoc Banc #1124	0.00
White River CU Cking #9422	24,789.07
White River CU Svgs #9422	200.12
<b>Total Bank Accounts</b>	<b>\$ 24,989.19</b>
<b>Total Current Assets</b>	<b>\$ 24,989.19</b>
<b>TOTAL ASSETS</b>	<b>\$ 24,989.19</b>
<b>LIABILITIES AND EQUITY</b>	
Total Liabilities	
Equity	
Retained Earnings	18,686.49
Net Income	6,302.70
<b>Total Equity</b>	<b>\$ 24,989.19</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 24,989.19</b>
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<b>Elk Meadows HOA</b>	
<b>Profit and Loss</b>	
January - May, 2019	
	Total
<b>Income</b>	
HOA dues	11,603.91
Interest Income	155.55
Late Fees	301.25
<b>Total Income</b>	<b>\$ 12,060.71</b>
<b>Gross Profit</b>	<b>\$ 12,060.71</b>
<b>Expenses</b>	
<b>ADMINISTRATIVE EXPENSE.</b>	0.00
Bank Charges & Fees	0.75
Insurance	2,231.00
Legal Fees	424.00
Office Supplies & Software	122.99
Postage	146.95
Website/Domain Hosting	265.93
<b>Total ADMINISTRATIVE EXPENSE.</b>	<b>\$ 3,191.62</b>
<b>REPAIRS &amp; MAINTENANCE.</b>	0.00
Grounds Maintenance	938.29
Landscaping Misc	1,464.00
<b>Total REPAIRS &amp; MAINTENANCE.</b>	<b>\$ 2,402.29</b>
<b>UTILITIES.</b>	0.00
Electricity	62.70
Water/Sewer	101.40
<b>Total UTILITIES.</b>	<b>\$ 164.10</b>
<b>Total Expenses</b>	<b>\$ 5,758.01</b>
<b>Net Operating Income</b>	<b>\$ 6,302.70</b>
<b>Net Income</b>	<b>\$ 6,302.70</b>
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Elk Meadows HOA  
Financial Statements  
Year Ended December 31, 2018

<b>Elk Meadows HOA</b>	
<b>Balance Sheet</b>	
As of December 31, 2018	
	Total
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
White River CU Cking #9422	18,661.40
White River CU Svgs #9422	25.09
Total Bank Accounts	<b>\$ 18,686.49</b>
Total Current Assets	<b>\$ 18,686.49</b>
<b>TOTAL ASSETS</b>	<b>\$ 18,686.49</b>
<b>LIABILITIES AND EQUITY</b>	
Total Liabilities	
Equity	
Retained Earnings	21,233.04
Net Income	-2,546.55
Total Equity	<b>\$ 18,686.49</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 18,686.49</b>
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<b>Elk Meadows HOA</b>	
<b>Profit and Loss</b>	
January - December 2018	
	Total
<b>Income</b>	
HOA dues	10,765.00
<b>Total Income</b>	<b>\$ 10,765.00</b>
<b>Gross Profit</b>	<b>\$ 10,765.00</b>
<b>Expenses</b>	
<b>ADMINISTRATIVE EXPENSE.</b>	0.00
Bank Charges & Fees	1.80
Insurance	1,922.00
Office Supplies & Software	328.75
Postage	55.85
Taxes & Licenses	10.00
Website/Domain Hosting	217.13
Welcome Gifts	377.50
<b>Total ADMINISTRATIVE EXPENSE.</b>	<b>\$ 2,913.03</b>
<b>REPAIRS &amp; MAINTENANCE.</b>	0.00
Backflow Testing	54.30
Grounds Maintenance	7,573.43
Landscaping Misc	1,027.75
Park Equipment/Structure	506.29
Playground Supplies	275.82
<b>Total REPAIRS &amp; MAINTENANCE.</b>	<b>\$ 9,437.59</b>
<b>UTILITIES.</b>	0.00
Electricity	127.67
Water/Sewer	833.26
<b>Total UTILITIES.</b>	<b>\$ 960.93</b>
<b>Total Expenses</b>	<b>\$ 13,311.55</b>
<b>Net Operating Income</b>	<b>-\$ 2,546.55</b>
<b>Net Income</b>	<b>-\$ 2,546.55</b>
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