

**Hidden Lakes of St Augustine HOA**  
**Balance Sheet**  
**As of 02/29/16**

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
<b>ASSETS</b>					
1110	Cash - BB&T Operating	73,411.38			73,411.38
1115	Mutual of Omaha Bank- Ops	9,037.99			9,037.99
1210	Assessments Receivable	26,346.04			26,346.04
1225	Allowance for Doubtful Accts	(3,600.00)			(3,600.00)
1610	Prepaid Insurance	1,434.52			1,434.52
	<b>TOTAL ASSETS</b>	<b>106,629.93</b>	<b>.00</b>	<b>.00</b>	<b>106,629.93</b>
<b>LIABILITIES &amp; FUND BALANCES</b>					
<b>LIABILITIES:</b>					
2210	Accounts Payable	1,837.25			1,837.25
2220	Unearned Revenue	14,584.66			14,584.66
2225	Unearned Revenue -SpecAsmt	39,634.00			39,634.00
2230	Prepaid Assessments	427.25			427.25
	<b>Total Liabilities</b>	<b>56,483.16</b>	<b>.00</b>	<b>.00</b>	<b>56,483.16</b>
<b>FUND BALANCES:</b>					
	Prior Years Surplus(Deficit)	55,564.57			55,564.57
	Current Year Surplus(Deficit)	(5,417.80)	.00	.00	(5,417.80)
	<b>FUND BALANCE</b>	<b>50,146.77</b>	<b>.00</b>	<b>.00</b>	<b>50,146.77</b>
	<b>TOTAL LIAB. &amp; FUND BALANCES</b>	<b>106,629.93</b>	<b>.00</b>	<b>.00</b>	<b>106,629.93</b>

PREPARED BY MAY MANAGEMENT SERVICES, INC.

**Hidden Lakes of St Augustine HOA**  
**Statement of Revenues and Expenses**  
 Period: 02/01/16 to 02/29/16

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>REVENUE:</b>							
04110 Assessments (HOA Dues)	3,646.17	3,646.17	.00	29,169.34	29,169.36	(.02)	43,754.00
04111 Special Assessment	.00	.00	.00	12,242.00	51,876.00	(39,634.00)	51,876.00
04113 Collection Fees	.00	.00	.00	2,555.37	.00	2,555.37	.00
04114 Late Fee Income	.00	.00	.00	396.85	.00	396.85	.00
04410 Interest Income	3.17	.00	3.17	28.10	.00	28.10	.00
04910 Misc. Income	.00	.00	.00	16.20	.00	16.20	.00
04955 Fines Income	1,400.00	.00	1,400.00	14,850.00	.00	14,850.00	.00
<b>TOTAL OPERATING REVENUE</b>	<b>5,049.34</b>	<b>3,646.17</b>	<b>1,403.17</b>	<b>59,257.86</b>	<b>81,045.36</b>	<b>(21,787.50)</b>	<b>95,630.00</b>
<b>EXPENSES</b>							
<b>General &amp; Administrative</b>							
05020 Bad Debt Expense	325.00	325.00	.00	2,600.00	2,600.00	.00	3,900.00
05110 Accounting (Tax Preparation)	.00	.00	.00	200.00	250.00	50.00	250.00
05120 Insurance	239.08	311.66	72.58	2,007.87	2,493.28	485.41	3,740.00
05130 Legal & Professional	.00	125.00	125.00	3,718.68	1,000.00	(2,718.68)	1,500.00
05140 Management Contract	1,048.00	1,090.00	42.00	8,384.00	8,720.00	336.00	13,080.00
05155 Annual Corporate Report	61.25	62.00	.75	61.25	62.00	.75	62.00
05160 Office Supply/Postage/Copies	320.74	233.33	(87.41)	3,452.43	1,866.64	(1,585.79)	2,800.00
<b>Total General &amp; Administrativ</b>	<b>1,994.07</b>	<b>2,146.99</b>	<b>152.92</b>	<b>20,424.23</b>	<b>16,991.92</b>	<b>(3,432.31)</b>	<b>25,332.00</b>
<b>Maintenance &amp; Repairs - Common Area</b>							
06010 Landscape Maintenance	120.00	291.66	171.66	2,862.88	2,333.28	(529.60)	3,500.00
06025 Landscape Improvements	.00	.00	.00	73.84	20.00	(53.84)	300.00
06040 Pond Maintenance	242.00	242.00	.00	18,679.00	1,936.00	(16,743.00)	2,904.00
06045 Fountain Maintenance	.00	83.33	83.33	105.00	666.64	561.64	1,000.00
06050 Irrigation Maintenance	.00	83.33	83.33	14.60	666.64	652.04	1,000.00
06510 General Repairs & Maintenance	20.63	125.00	104.37	5,757.07	1,000.00	(4,757.07)	1,500.00
06520 Sidewalk Repairs	1,000.00	1,000.00	.00	1,000.00	1,000.00	.00	1,000.00
06530 Signage	.00	.00	.00	.00	.00	.00	400.00
06540 Road Repairs	.00	.00	.00	12,242.00	62,210.00	49,968.00	62,210.00
<b>Total Maintenance &amp; Repair</b>	<b>1,382.63</b>	<b>1,825.32</b>	<b>442.69</b>	<b>40,734.39</b>	<b>69,832.56</b>	<b>29,098.17</b>	<b>73,814.00</b>
<b>Utilities</b>							
07020 Electric-Entry Light/Irrig	22.73	33.33	10.60	206.33	266.64	60.31	400.00
07030 Electric-Street Lights	308.85	333.33	24.48	2,480.16	2,666.64	186.48	4,000.00
07050 Electric-Fountain,Pump/Lights	103.05	108.33	5.28	830.55	866.64	36.09	1,300.00
<b>Total Utilities</b>	<b>434.63</b>	<b>474.99</b>	<b>40.36</b>	<b>3,517.04</b>	<b>3,799.92</b>	<b>282.88</b>	<b>5,700.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>3,811.33</b>	<b>4,447.30</b>	<b>635.97</b>	<b>64,675.66</b>	<b>90,624.40</b>	<b>25,948.74</b>	<b>104,846.00</b>
<b>CURRENT YEAR SURPLUS (DEFICIT)</b>	<b>1,238.01</b>	<b>(801.13)</b>	<b>2,039.14</b>	<b>(5,417.80)</b>	<b>(9,579.04)</b>	<b>4,161.24</b>	<b>(9,216.00)</b>

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Hidden Lakes of St Augustine HOA  
Statement of Changes in Fund Balance  
As of 02/29/16

OPERATING FUND

CURRENT YEAR REVENUE AND EXPENSES

TOTAL YEAR-TO-DATE REVENUE \$ 59,257.86

TOTAL YEAR-TO-DATE EXPENSES (64,675.66)

CURRENT YEAR SURPLUS (DEFICIT) \$ (5,417.80)

BEGINNING FUND BALANCE \$ 55,564.57

TOTAL BEGINNING FUND BALANCE \$ 55,564.57

ENDING FUND BALANCE \$ 50,146.77

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