



Financial Statements
June 30, 2018

Parkwood Homeowners
Association, Inc.



CPAs & BUSINESS ADVISORS

January 9, 2019

Kevin Berg and the Board of Directors
Parkwood Homeowners Association, Inc.
Reno, Nevada

We have audited the financial statements of Parkwood Homeowners Association, Inc. (Association) for the year ended June 30, 2018, and have issued our report thereon dated January 9, 2019. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated December 10, 2018. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Parkwood Homeowners Association, Inc. are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2018. We noted no transaction entered into by the Association during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

Issues concerning significant estimates made by management include:

- Management's identification of and process for making significant accounting estimates
- Risks of material misstatement
- Indicators of possible management bias
- Disclosure of estimation uncertainty in the financial statements

The most significant estimates affecting your financial statements include:

- Future repairs and replacements based on the reserve study
- Allowance for doubtful accounts based upon payment histories

We evaluated the key factors and assumptions used to develop estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

What inspires you, inspires us. Let's talk. | eidebailly.com

5441 Kietzke Ln., Ste. 150 | Reno, NV 89511-2094 | T 775.689.9100 | F 775.689.9299 | EOE

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered During the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. We proposed journal entries to adjust bad debt, income tax, and equity activities; the impact of these entries was a decrease in the excess of revenue over expenses by \$3,536 in the statement of activities. We passed on journal entries to adjust prepaid insurance and insurance expense; the impact of these entries would increase revenue over expenses by \$867.

In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated January 9, 2019.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Association's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Association's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention. Under professional standards, we are required to inform you about transactions we noted that were both significant and unusual, or transactions for which there is a lack of authoritative guidance or consensus. We noted no such transactions entered into by the Association during the year.

Supplementary Information Accompanying the Audited Financial Statements

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with U.S. generally accepted accounting principles, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Required Supplementary Information

With respect to the supplementary information required by the Financial Accounting Standards Board, we applied certain limited procedures to the information, including inquiring of management about their methods of preparing the information; comparing the information for consistency with management's responses to the foregoing inquiries, the basic financial statements, and other knowledge obtained during the audit of the basic financial statements; and obtaining certain representations from management, including about whether the required supplementary information is measured and presented in accordance with prescribed guidelines. However, we did not audit the required supplementary information and provide no assurance on it.

This information is intended solely for the use of the Board of Directors and management of Parkwood Homeowners Association, Inc. and is not intended to be and should not be used by anyone other than these specified parties.

Eide Bailly LLP

Reno, Nevada

Independent Auditor's Report.....	1
Financial Statements	
Balance Sheets	3
Statement of Revenue, Expenses, and Changes in Members' Equity (Deficit).....	4
Statement of Cash Flows	6
Notes to Financial Statements.....	7
Supplementary Information	
Future Major Repairs and Replacements - Unaudited	10
Schedule of Revenue and Expenses – Budget to Actual.....	11



Independent Auditor's Report

To the Board of Directors
Parkwood Homeowners Association, Inc.
Reno, Nevada

Report on the Financial Statements

We have audited the accompanying financial statements of Parkwood Homeowners Association, Inc. (Association), which comprise the balance sheet as of June 30, 2018, and the related statements of revenues, expenses, and changes in members' equity (deficit) and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Parkwood Homeowners Association as of June 30, 2018, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Report on Summarized Comparative Information

The 2017 financial statements of Parkwood Homeowners Association were audited by Kohn & Company LLP, who joined Eide Bailly LLP on December 3, 2018, and whose report dated November 20, 2017 expressed an unmodified opinion on those financial statements. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2017, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of revenue and expenses-budget to actual information on pages 13-14 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of the Association's management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the future major repairs and replacements on page 10 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



Reno, Nevada
January 9, 2019

Parkwood Homeowners Association, Inc.

Balance Sheets

June 30, 2018

	2018		Total	2017
	Unrestricted General Fund	Restricted Replacement Fund		Total (Memorandum Only)
Assets				
Cash and cash equivalents	\$ 51,846	\$ 347,159	\$ 399,005	\$ 457,732
Assessments receivable, net of allowance for doubtful accounts of \$20 in 2018 and 2017, respectively	350	-	350	1,876
Prepaid income taxes	554	-	554	-
Prepaid expenses	10,532	-	10,532	7,450
Total assets	\$ 63,282	\$ 347,159	\$ 410,441	\$ 467,058
Liabilities and Members' Equity				
Liabilities				
Accounts payable	\$ 36,310	\$ 22,292	\$ 58,602	\$ 27,646
Federal income taxes payable	-	-	-	538
Assessments received in advance	29,747	-	29,747	12,897
Total liabilities	66,057	22,292	88,349	41,081
Members' Equity (Deficit)	(2,775)	324,867	322,092	425,977
Total Liabilities and Members' Equity (Deficit)	\$ 63,282	\$ 347,159	\$ 410,441	\$ 467,058

Parkwood Homeowners Association, Inc.
Statement of Revenue, Expenses, and Changes in Members' Equity (Deficit)
Year Ended June 30, 2018

	2018		2017	
	Unrestricted General Fund	Restricted Replacement Fund	Total	Total (Memorandum Only)
Revenue				
Assessment fees	\$ 249,800	\$ 187,000	\$ 436,800	\$ 436,800
Late charge fees	350	-	350	250
Transfer fees	900	-	900	700
Clubhouse activity charges	(200)	-	(200)	450
RV storage fee	2,190	-	2,190	2,815
Insurance claim income	17,159	-	17,159	1,432
Miscellaneous	4,093	-	4,093	4,346
Interest and dividends	16	581	597	623
	<u>274,308</u>	<u>187,581</u>	<u>461,889</u>	<u>447,416</u>
Expenses				
Accounting	4,900	-	4,900	4,900
Bank fees	27	-	27	2
Bad debt expense (recovery)	(1)	-	(1)	(1,726)
Clubhouse alarm	885	-	885	598
Collections/late fees	170	-	170	6
Electricity and gas	10,902	-	10,902	10,911
Insurance	49,673	-	49,673	37,318
Legal	342	-	342	2,205
Management contract	18,783	-	18,783	19,058
Ombudsmen fee	476	-	476	476
Office supplies	2,531	-	2,531	777
Payroll - maintenance	51,711	-	51,711	57,986
Payroll taxes and benefits	12,331	-	12,331	13,953
Postage	1,064	-	1,064	1,026
Printing	3,711	-	3,711	3,700
Refuse	226	-	226	219
Repairs and maintenance				
Buildings	1,674	-	1,674	1,096
Electrical repairs	219	-	219	969
Grounds and landscape	4,824	-	4,824	6,752
Maintenance contingency	-	-	-	527
Landscape contract and sup	40,764	-	40,764	44,982
Miscellaneous supplies	1,199	-	1,199	3,810
Painting	1,138	-	1,138	289
Pest control	2,985	-	2,985	3,145
Plumbing	2,637	-	2,637	2,796
Pools and spas	6,431	-	6,431	5,860
Supplies	7,918	-	7,918	7,382
Social events	312	-	312	452
Taxes and licenses	357	-	357	966
Telephone	1,632	-	1,632	2,057
Water	33,271	-	33,271	30,696

Parkwood Homeowners Association, Inc.
Statement of Revenue, Expenses, and Changes in Members' Equity (Deficit)
Year Ended June 30, 2018

	2018			2017
	Unrestricted General Fund	Restricted Replacement Fund	Total	Total (Memorandum Only)
Reserve expenses				
Concrete	\$ -	\$ 29,658	\$ 29,658	\$ -
Dry rot repair	-	-	-	10,980
Fences	-	4,190	4,190	3,932
Garage doors	-	14,481	14,481	-
Heating system	-	-	-	85
Irrigation	-	-	-	-
Landscaping	-	2,867	2,867	3,755
Lighting	-	1,398	1,398	-
Plumbing, water, and gas	-	29,100	29,100	16,677
Pool	-	-	-	4,678
Property entrance	-	7,520	7,520	-
Reserve study	-	-	-	700
Resurfacing decks	-	15,324	15,324	9,620
Roads	-	-	-	120,000
Roofing	-	5,835	5,835	8,581
Siding	-	-	-	406
Tennis courts	-	189,753	189,753	-
Walls	-	1,150	1,150	1,033
	<u>263,092</u>	<u>301,276</u>	<u>564,368</u>	<u>443,635</u>
Excess (Deficiency) of Revenue Over (Under) Expenses before Federal Income Taxes	11,216	(113,695)	(102,479)	3,781
Federal Income Taxes	<u>1,406</u>	<u>-</u>	<u>1,406</u>	<u>1,938</u>
Excess (Deficiency) of Revenue Over (Under) Expenses	9,810	(113,695)	(103,885)	1,843
Members' Equity, Beginning of Year	<u>6,276</u>	<u>419,701</u>	<u>425,977</u>	<u>424,134</u>
Transfers Between Funds	<u>(18,861)</u>	<u>18,861</u>	<u>-</u>	<u>-</u>
Members' Equity (Deficit), End of Year	<u><u>\$ (2,775)</u></u>	<u><u>\$ 324,867</u></u>	<u><u>\$ 322,092</u></u>	<u><u>\$ 425,977</u></u>

Parkwood Homeowners Association, Inc.
Statement of Cash Flows
Year Ended June 30, 2018

	2018			2017
	Unrestricted General Fund	Restricted Replacement Fund	Total	Total (Memorandum Only)
Operating Activities				
Operating income (loss)	\$ 9,810	\$ (113,695)	\$ (103,885)	\$ 1,843
Adjustments to reconcile operating income (loss) to net cash from (used for) operating activities				
Changes in				
Assessments receivable, net	1,526	-	1,526	(1,501)
Due from other funds	-	-	-	-
Prepaid income taxes	(554)	-	(554)	181
Prepaid expenses	(3,082)	-	(3,082)	2,430
Accounts payable	20,677	10,279	30,956	(2,285)
Federal income tax payable	(538)	-	(538)	538
Assessments received in advance	16,850	-	16,850	(3,912)
Net Cash from Operating Activities	<u>\$ 44,689</u>	<u>\$ (103,416)</u>	(58,727)	(2,706)
Cash and Cash Equivalents, Beginning of Year			457,732	460,438
Cash and Cash Equivalents, End of Year			<u>\$ 399,005</u>	<u>\$ 457,732</u>
Supplemental Schedule of Noncash Investing and Financing Activities				
Cash paid during the year for income taxes			<u>\$ 2,498</u>	<u>\$ 1,219</u>

Note 1 - Principal Business Activity and Significant Accounting Policies**Principal Business Activity**

The Parkwood Homeowners Association, Inc. (Association) was incorporated as a not-for-profit organization on October 20, 1976 in the state of Nevada. The Association is responsible for the operation and maintenance of the common property within the Parkwood development. The condominium development consists of 112 residential units located in Reno, Nevada.

Fund Accounting and Basis of Accounting

The Association employs the accrual method of accounting for income tax and financial reporting purposes. The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Unrestricted General Fund – This fund is used to account for financial resources available for the general operations of the Association.

Restricted Replacement Fund – This fund is used to accumulate financial resources designated for future major repairs and replacements.

Cash and Cash Equivalents

The Association considers all money market accounts and certificates of deposit with original maturities of three months or less to be cash and cash equivalents.

Assessments Receivable

Association members are subject to monthly assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments receivable at the balance sheet date represent fees due from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are delinquent, thereby effectively enforcing the collection of all assessments due the Association by homeowners. However, if the homeowner declares bankruptcy, the Association is only entitled to recover dues assessed nine months prior to the foreclosure date. An allowance for doubtful accounts is included in the accompanying financial statements in the amount of \$20.

Property and Equipment

Real property, including the common area land, clubhouse and related improvements to such property, is owned by the homeowners. Therefore, original costs for purchasing the land and buildings are not included in the financial statements of the Association. The preservation and maintenance of the properties are the responsibility of the Association. In conformity with industry practice, major repairs and replacements performed on the real property are charged to expense as incurred. Gains or losses on the disposition of property and equipment are included in income.

The Association has no assets that would be included in property and equipment at June 30, 2018 and 2017.

Assessments Received in Advance

Payments received from property owners prior to June 30 of each year for subsequent year assessments represent revenue applicable to the succeeding year and, therefore, are deferred at year-end.

Income Taxes

Homeowner associations may be taxed either as homeowner associations or regular corporations. For the years ended June 30, 2018 and 2017, the Association elected to be taxed as a homeowner association. Under that election, the Association is taxed on its non-exempt function income, such as interest earnings, at a flat rate of 30%. Exempt function income, which consists primarily of member assessments, is not taxable. For the years ended June 30, 2018 and 2017, the Association incurred tax expense of \$1,406 and \$1,938, respectively.

The Association annually reviews its tax positions and does not anticipate any changes in the next twelve months. The Association has reported all non-exempt function income. Tax positions to consider include, but are not limited to:

- Classification of exempt and non-exempt function income
- Allocation of management costs and administrative costs to be deductible against non-exempt function income

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Subsequent Events

Subsequent events have been evaluated through January 9, 2019, which represents the date the financial statements were available to be issued. Subsequent events after that date have not been evaluated.

Reclassifications

Certain items on the 2017 financial statements have been reclassified to conform to the 2018 presentation.

Memorandum Only – Total Columns

Total columns in the financial statements are captioned “memorandum only” to indicate that they are presented only to facilitate financial analysis. Data in these columns do not present financial position, changes in members’ equity or cash flows in conformity with generally accepted accounting principles.

Note 2 - Concentration of Credit Risk

The Association maintains its cash in four accounts at one bank. Accounts are insured in total up to \$250,000 per depositor, per insured bank, for each account ownership category, by the Federal Deposit Insurance Corporation. In the event that the institution would encounter severe financial difficulties, the Association would be at risk as a result of uninsured balances of \$28,868 at June 30, 2018.

Note 3 - Future Major Repairs and Replacements

As required by Nevada Revised Statute 116.3115 and the Association's governing documents, funds are accumulated for future major repairs and replacements. Accumulated funds, which aggregate \$324,867 and \$419,701 at June 30, 2018 and 2017, respectively, are held in separate accounts and are not available for operating purposes.

A reserve study update was performed in July 2018. The reserve funds used to prepare the study were based on the amount of cash the Association currently holds in the reserve money market account.

Funds are being accumulated based on estimated future costs and actual expenditures may vary from those estimates and the variations may be material. Amounts accumulated in the replacement fund may not be adequate to meet future needs. Accordingly, if additional funds are needed, the Association has the right, subject to member approval, to increase regular assessments, to levy special assessments, or it may delay major repairs and replacements until funds are available.

Note 4 - Commitments

During the April 2018 Board of Directors meeting, a motion was approved to impose a special assessment for the 2019 and 2020 fiscal years. The special assessment calls for annual payments of \$1,000 per unit per year and was assessed to maintain the replacement fund balance above 50% of the theoretical balance required for future repair and replacement cost as recommended by the reserve study specialist.

The Association's Board of Directors engaged Better Reserves Consultants to perform the reserve study update in July 2018, including the estimates of the remaining useful lives and the replacement costs of the components of common property. The estimates were obtained from the property management company, current bids to repair, replace or renovate components, actual costs for replacement components, construction cost guides and manuals from the Department of Real Estate and other government agencies. Estimates have not been revised since that date and do not take into account the effects of inflation between the date of the study and the date that the components will require repair or replacement.

The following information is based on the study and presents significant information about the components of common property.

Components	Estimated Remaining Useful Life Years	Estimated Replacement Cost	Theoretical Balance June 30, 2018	Replacement Fund Balance at June 30, 2018
Homes	0-13	\$ 711,300	\$ 385,117	
Common area	0-28	89,300	52,613	
Asphalt, roads, and parking	1-34	356,527	240,616	
Club house	3-16	88,000	53,133	
Pool area	2-28	80,600	38,788	
Tennis court	0-20	92,500	24,960	
Reserve study	0-1	3,700	3,000	
		<u>\$ 1,421,927</u>	<u>\$ 798,227</u>	<u>\$ 324,867</u>

Parkwood Homeowners Association, Inc.
Schedule of Revenue and Expenses – Budget to Actual
Year Ended June 30, 2018

	Unrestricted General Fund		Restricted Replacement Fund	
	Actual	Budget	Actual	Budget
Revenue				
Assessment fees	\$ 249,800	\$ 249,800	\$ 187,000	\$ 187,000
Late charge fees	350	1,250	-	-
Transfer fees	900	240	-	-
Clubhouse activity charges	(200)	200	-	-
Insurance Claim Income	2,190	-	-	-
RV storage fee	17,159	1,200	-	-
Miscellaneous	4,093	4,570	-	-
Interest and dividends	16	50	581	504
	<u>274,308</u>	<u>257,310</u>	<u>187,581</u>	<u>187,504</u>
Total revenue				
Expenses				
Accounting	4,900	4,900	-	-
Bank fees	27	500	-	-
Bad debt expense (recovery)	(1)	30	-	-
Clubhouse alarm	885	600	-	-
Collections/late fees	170	500	-	-
Electricity and gas	10,902	9,500	-	-
Insurance	49,673	36,150	-	-
Legal	342	1,000	-	-
Management contract	18,783	19,868	-	-
Ombudsmen fee	476	336	-	-
Office supplies	2,531	1,200	-	-
Payroll - maintenance	51,711	54,114	-	-
Payroll taxes and benefits	12,331	13,000	-	-
Postage	1,064	1,100	-	-
Printing	3,711	2,500	-	-
Refuse	226	650	-	-
Repairs and maintenance				
Buildings	1,674	1,300	-	-
Electrical repairs	219	500	-	-
Grounds and landscape	4,824	-	-	-
Maintenance contingency	-	665	-	-
Landscape contract and sup	40,764	52,200	-	-
Miscellaneous supplies	1,199	2,520	-	-
Painting	1,138	1,200	-	-
Pest control	2,985	3,000	-	-
Plumbing	2,637	3,000	-	-
Pools and spas	6,431	3,000	-	-
Supplies	7,918	4,919	-	-
Snow removal	-	2,000	-	-
Tennis courts	-	500	-	-
Social events	312	500	-	-
Taxes and licenses	357	-	-	-
Telephone	1,632	1,552	-	-
Water	33,271	34,376	-	-

Parkwood Homeowners Association, Inc.
Schedule of Revenue and Expenses – Budget to Actual
Year Ended June 30, 2018

	Unrestricted General Fund		Restricted Replacement Fund	
	Actual	Budget	Actual	Budget
Reserve Expenses				
Concrete	\$ -	\$ -	\$ 29,658	\$ 3,000
Fences	-	-	4,190	7,000
Garage doors	-	-	14,481	-
Landscaping	-	-	2,867	5,000
Lighting	-	-	1,398	2,500
Miscellaneous	-	-	-	800
Painting	-	-	-	4,200
Plumbing, water, and gas	-	-	29,100	5,000
Pool	-	-	-	500
Property entrance	-	-	7,520	-
Reserve study	-	-	-	700
Resurfacing decks	-	-	15,324	750
Roofing	-	-	5,835	1,600
Tennis courts	-	-	189,753	90,000
Walls	-	-	1,150	-
Federal income tax	1,406	130	-	-
Total expenses	<u>264,498</u>	<u>257,310</u>	<u>301,276</u>	<u>121,050</u>
Excess (Deficiency) of Revenue				
Over (Under) Expenses	<u>\$ 9,810</u>	<u>\$ -</u>	<u>\$ (113,695)</u>	<u>\$ 66,454</u>