



3500 West Davis Ste. 190
 Conroe TX 77304

Jan
 2019

ASSETS

1000	Operating	62,327.12
1001	Reserve	27,216.29
1002	Petty Cash	8,339.29

TOTAL BANKING ASSETS 97,882.70

RECEIVABLES & DEPOSITS

1028	Accounts Receivable	17,826.02
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TOTAL RECEIVABLES & DEPOSITS 17,826.02

TOTAL ASSETS 115,708.72

LIABILITIES & EQUITY

LIABILITIES

2001	Refundable BLD DEP	1,700.00
2005	Prepaid Assessments	775.00
2008	Transfer IMC	175.00

TOTAL LIABILITIES 2,650.00

EQUITY

3000	Retained Earnings	6,052.01
3001	Opening Balance Equity	58,295.61
	Current Year Net Income	48,711.10

TOTAL EQUITY 113,058.72

TOTAL LIABILITIES & EQUITY 115,708.72



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Conroe TX 77304

CHWD Chasewood Property Owner's Association Profit & Loss - Budget Comparison 01/31/2019
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	January Actual	January Budget	Variance	Jan-Jan Actual	Jan-Jan Budget	Jan-Jan Variance	Total Budget	
INCOME								
Recurring Assessments								
4000	Maintenance Fees	55,300.00	54,600	700.00	55,300.00	54,600	700.00	54,600
	Total Recurring Assessments	55,300.00	54,600	700.00	55,300.00	54,600	700.00	54,600
Other Fees								
4115	Bank Interest	9.24	0	9.24	9.24	0	9.24	0
	Total Other Fees	9.24	0	9.24	9.24	0	9.24	0
	TOTAL INCOME	55,309.24	54,600	709.24	55,309.24	54,600	709.24	54,600
EXPENSES								
Maintenance								
5000	Landscaping Contract	1,164.00	1,417	(253.00)	1,164.00	1,417	(253.00)	17,000
5001	Landscaping Irrigation	0.00	42	(42.00)	0.00	42	(42.00)	500
5002	Landscaping Maintenance	0.00	167	(167.00)	0.00	167	(167.00)	2,000
5006	Road Repairs	0.00	1,250	(1,250.00)	0.00	1,250	(1,250.00)	15,000
5012	Gate Maintenance	92.95	333	(240.05)	92.95	333	(240.05)	4,000
5013	Signs	0.00	83	(83.00)	0.00	83	(83.00)	1,000
5015	General Maintenance Repairs	0.00	625	(625.00)	0.00	625	(625.00)	7,500
5020	Lake Maintenance & Repairs	1,555.96	0	1,555.96	1,555.96	0	1,555.96	0
5032	Common Area Pest Control	0.00	167	(167.00)	0.00	167	(167.00)	2,000
5056	Maintenance Supplies	0.00	21	(21.00)	0.00	21	(21.00)	250
	Total Maintenance	2,812.91	4,105	(1,292.09)	2,812.91	4,105	(1,292.09)	49,250
Utilities								
5100	Electric	1,112.46	633	479.46	1,112.46	633	479.46	7,600
5101	Water & Sewer	132.18	83	49.18	132.18	83	49.18	1,000
5102	Phone/Internet	46.94	50	(3.06)	46.94	50	(3.06)	600
	Total Utilities	1,291.58	766	525.58	1,291.58	766	525.58	9,200
Administrative								
5200	Management Fee	600.00	600	0.00	600.00	600	0.00	7,200
5201	Postage/Printing/Supplies	0.00	83	(83.00)	0.00	83	(83.00)	1,000
5203	Storage Fees	0.00	8	(8.00)	0.00	8	(8.00)	100
5208	Property Taxes	7.65	1	6.65	7.65	1	6.65	15
5209	Meeting Expense	0.00	11	(11.00)	0.00	11	(11.00)	135
	Total Administrative	607.65	703	(95.35)	607.65	703	(95.35)	8,450
Professional Fees								
5302	Legal-Corporate	0.00	375	(375.00)	0.00	375	(375.00)	4,500
5307	Accounting	0.00	25	(25.00)	0.00	25	(25.00)	300
	Total Professional Fees	0.00	400	(400.00)	0.00	400	(400.00)	4,800
Insurance								
5401	General Liability	1,886.00	4,000	(2,114.00)	1,886.00	4,000	(2,114.00)	4,000
	Total Insurance	1,886.00	4,000	(2,114.00)	1,886.00	4,000	(2,114.00)	4,000
	TOTAL EXPENSES	6,598.14	9,974	(3,375.86)	6,598.14	9,974	(3,375.86)	75,700



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Profit & Loss - Budget Comparison
01/31/2019

	January Actual	January Budget	Variance	Jan-Jan Actual	Jan-Jan Budget	Jan-Jan Variance	Total Budget
NET INCOME	48,711.10	44,626	4,085.10	48,711.10	44,626	4,085.10	(21,100)