

**Lolo Creek Trails HOA 2016**

	2016 Actual		2016 Budget	Variance
<b>Revenue:</b>				
Dues (92 lots x \$170 per lot)	\$ 15,640.00	92	\$ 15,640.00	0.00
Contingency Fund (92 Lots x \$10 per lot)	\$ 920.00	92	\$ 920.00	0.00
Dues owed from prior years			-	0.00
Late fees & fines	200.00		-	200.00
Allowance for Un-collectables			(360.00)	360.00
Interest Earned	31.39		25.00	6.39
Missoula Conservation Grant	-		-	0.00
Msia County Weed District Grant (up to \$1,300)	400.00		-	400.00
Other Income			-	0.00
<b>Total Revenue</b>	<b>\$ 17,191.39</b>		<b>\$ 16,225.00</b>	<b>966.39</b>
<b>Expenses:</b>				
Insurance	\$ 2,124.00		\$ 2,300.00	176.00
Common Area Maintenance (mowing/weed, pest control, sidewalks, bike path)	17,926.13		16,000.00	-1,926.13
Snow Removal	1,800.00		2,500.00	700.00
Legal Fees (non-payment of dues, etc.)			1,500.00	1,500.00
Website	265.35		325.00	59.65
Postage & Mailing	58.40		250.00	191.60
Printing & Supplies			200.00	200.00
Montana Corporate License Tax	50.00		50.00	0.00
Post Office Box Rental	50.00		50.00	0.00
County Recording Fees	-		50.00	50.00
Community Center Rental	150.00		150.00	0.00
CPA (Tax Return Preparation)	150.00		300.00	150.00
Secretary of State Filing Fee	20.00		15.00	-5.00
Social Events/ Welcome Packets	50.00		50.00	0.00
Capital Improvements	-		80.00	80.00
<b>Total Expenses</b>	<b>\$ 22,643.88</b>		<b>\$ 23,820.00</b>	<b>1,176.12</b>
<b>Funds Available/(Short) After Expenses</b>	<b>(\$5,452.49)</b>		<b>\$ -</b>	
<b>General Fund Cash Carryover from 2014</b>	<b>\$24,774.13</b>			
<b>Reserves</b>				
Operating	\$ 2,048.00			
Contingency	\$ 10,920.00			
<b>Total Reserves</b>	<b>\$ 12,968.00</b>			
<b>Cash in General Fund less Reserves</b>	<b>\$ 6,353.64</b>			
<b>Special Funds</b>				
Special Assessment Fund	\$ 10,470.00			
Culvert Restoration	1,722.10			
Seal front bike path	2,225.00			
Entryway Fence painting & maint	201.23			
Funds Available	\$ 6,321.67			
* projects: sealing the bike path (Shadow Paving), landscaping, solar lighting for front sign, Commons Areas improvement, sidewalk & ramp repairs				

County Funds

RCC Sprinkler  
Entryway Fencing & Landscape  
Funds Available

\$ 12,670.00  
11,048.00  
1,176.00  
\$ 446.00

**Total Ending Account Balance**

**\$ 26,089.31**

as of 1/11/2017