

141
W. J. S.

Lolo Creek Trails HOA 2018		2018 Actual	2018 Budget	Variance	
Revenue:					
Dues (92 lots x \$200. per lot)		\$ 18,400.00	92	\$ 18,400.00	0.00
Contingency Fund (92 Lots x \$40 per lot)		\$ 3,680.00	92	\$ 3,680.00	0.00
Dues owed from prior years				-	0.00
Late fees & fines		10.00		-	10.00
Allowance for Un-collectables				(360.00)	360.00
Interest Earned		47.29		25.00	22.29
Missoula Conservation Grant				-	0.00
Msla County Weed District Grant (up to \$1,300)				-	0.00
Other Income				-	0.00
Total Revenue		\$ 22,137.29		\$ 21,745.00	392.29
Expenses:					
Insurance		\$ 1,954.00		\$ 2,300.00	346.00
Common Area Maintenance (mowing/weed, pest control, sidewalks, bike path)		6,912.58		10,000.00	3,087.42
Snow Removal		2,125.00		4,000.00	1,875.00
Legal Fees (non-payment of dues, etc.)				1,000.00	1,000.00
Website		179.40		325.00	145.60
Postage & Mailing		75.45		350.00	274.55
Printing & Supplies				300.00	300.00
Montana Corporate License Tax		50.00		50.00	0.00
Post Office Box Rental		61.00		52.00	-9.00
County Recording Fees				50.00	50.00
Community Center Rental		150.00		150.00	0.00
CPA (Tax Return Preparation)		150.00		200.00	50.00
Secretary of State Filing Fee		20.00		20.00	0.00
Social Events/ Welcome Packets				100.00	100.00
Capital Improvements				920.00	920.00
Total Expenses		\$ 11,677.43		\$ 19,817.00	8,139.57
Funds Available/(Short) After Expenses		\$10,459.86		\$ -	
General Fund Cash Carryover from 2017		\$35,387.17			
Reserves					
Operating		\$ 2,048.00			
Contingency		\$ 16,440.00			
Total Reserves		\$ 18,488.00			
Cash in General Fund less Reserves		\$ 28,674.21			
Special Funds					

Special Assessment Fund		\$ 869.18			
Funds Available		\$ 869.18			
County Funds		\$ 446.00			
Funds Available		\$ 446.00			
Total Ending Account Balance		\$ 45,847.03	as of 2/5/2019		