

**Sagewood Property Owners Association
Balance Sheets
September 30, 2017**

ASSETS

	Operating Fund	Replacement Fund		Total
Current Assets				
Checking-Bank of the San Juans	\$ 360.25	\$ -	\$	360.25
Accounts Receivable - Owners	321.69	-		321.69
Working Capital Reserve	12,736.23	-		12,736.23
Improvements Reserve Savings	-	2,644.45		2,644.45
Prepaid Expenses	142.50	-		142.50
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Total Assets	\$ 13,560.67	\$ 2,644.45	\$	16,205.12
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LIABILITIES AND CAPITAL

Current Liabilities				
Accounts Payable	\$ 675.00	\$ -	\$	675.00
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Total Current Liabilities	675.00	-		675.00
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Fund Balance				
Improvements Reserve	-	2,644.45		2,644.45
Working Capital Reserve	12,736.23	-		12,736.23
Fund Balances (Deficits)	149.44	-		
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	12,885.67	2,644.45		15,530.12
Total Fund Balance	<hr/>			
	\$ 13,560.67	\$ 2,644.45	\$	16,205.12
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Total Liabilities & Fund Balance				

Unaudited

Sagewood Property Owners Association
Statement of Revenues and Expenses and Changes in Fund Balance
For the Twelve Months Ending September 30, 2017

	Operating Fund	Replacement Fund	Total All Funds
Revenues			
Association Dues	\$ 4,225.00	\$ -	\$ 4,225.00
Architectural Review Fee	250.00	-	250.00
Interest Income	3.53	0.63	4.16
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Total Revenues	4,478.53	0.63	4,479.16
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Expenses:			
Director & Officer Insurance	855.00	-	855.00
Accounting	1,255.00	-	1,255.00
Legal	558.82		558.82
Postage and Mailing	273.64	-	273.64
Other Common Area Expenses	1,386.63		1,386.63
Landscaping Improvements	-	2,450.00	2,450.00
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Total Expenses	4,329.09	2,450.00	6,779.09
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EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES	149.44	(2,449.37)	(2,299.93)
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FUND BALANCE (DEFICIT) BEGINNING	-	5,093.82	-
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FUND BALANCES (DEFICIT) ENDING	\$ 149.44	\$ 2,644.45	\$ (2,299.93)
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Unaudited

**Sagewood Property Owners Association
Schedule of Operating Fund Revenues and Expenses
For the Twelve Months Ending September 30, 2017**

	Operating Fund	Budget	(Over) Under
Revenues:			
Association Dues	\$ 4,225.00	\$ 4,225.00	\$ -
Architectural Review Fee	250.00	-	(250.00)
Other Income	3.53	-	(3.53)
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Total Revenues	4,478.53	4,225.00	(253.53)
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Expenses:			
Director & Officer Insurance	855.00	1,000.00	145.00
Accounting	1,255.00	1,500.00	245.00
Legal	558.82	400.00	(158.82)
Architectural Consultants	-	175.00	175.00
Postage and Mailing	273.64	225.00	(48.64)
Other Common Area Expenses	1,386.63	1,000.00	(386.63)
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Total Expenses	4,329.09	4,300.00	(29.09)
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EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES	\$ 149.44	\$ (75.00)	\$ (224.44)
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Unaudited