



Member:  
AICPA  
FICPA

## ACCOUNTANTS' COMPILATION REPORT

Park Trace Estates HOA, Inc.  
PO Box 801  
Osprey, FL 34229  
941-302-9494

To the Board of Directors:

We have compiled the accompanying balance sheet of Park Trace Estates HOA, Inc. as of September 30, 2017, and the related statement of revenues and expenses-actual vs. budget and supplementary data for the current quarter and year to date period then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is a representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any form of assurance on them.

A statement of cash flows is not presented. Such presentation would summarize operating, investing, and financing activities and is required by generally accepted accounting principles.

Management has elected to omit substantially all of the disclosures required by generally accepted accounting principles. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's financial position and results of operation. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with regards to Park Trace Estates HOA, Inc.

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Cavanaugh & Co, LLP

October 06, 2017

**Park Trace Estates HOA, Inc.**  
**BALANCE SHEET**  
**September 30, 2017**

**ASSETS**

<b>CURRENT ASSETS</b>	
FIFTH THIRD - OPERATING	\$ 10,373.55
FIFTH THIRD MM - CONTINGENCY	44,663.67
FIFTH THIRD SECURITIES	60,268.40
PREPAID INSURANCE	<u>5,529.45</u>
<b>Total Current Assets</b>	<u>120,835.07</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 120,835.07</u></u>

**LIABILITIES AND MEMBERS' EQUITY**

<b>CURRENT LIABILITIES</b>	
UNREALIZED GAIN/LOSS	\$ 268.40
PREPAID ASSESSMENTS	<u>9,452.00</u>
<b>Total Current Liabilities</b>	<u>9,720.40</u>
<b>TOTAL LIABILITIES</b>	9,720.40
<b>MEMBERS' EQUITY</b>	
OPERATING FUND BALANCE	\$ 114,597.79
RESERVES	11,657.62
CURRENT EXCESS INCOME (EXP.)	<u>(15,140.74)</u>
<b>Total Members' Equity</b>	<u>111,114.67</u>
<b>TOTAL LIABILITIES AND MEMBERS' EQUITY</b>	<u><u>\$ 120,835.07</u></u>

See Accountants' Compilation Report

**Park Trace Estates HOA, Inc.**  
**STATEMENT OF REVENUES AND EXPENSES-ACTUAL VS. BUDGET**  
**For the Current Quarter and Year to Date Period**  
**Ended September 30, 2017**

	CURRENT QUARTER			YEAR TO DATE		
	Current Period	Budget	Variance	Year to Date	Budget	Variance
<b>Revenues</b>						
ASSESSMENTS	\$ 9,447.00	9,447.00	0.00	28,341.00	28,341.00	0.00
OTHER	0.00	0.00	0.00	19.53	0.00	19.53
INTEREST - BANKING	4.66	0.00	4.66	20.26	0.00	20.26
<b>Total Revenues</b>	<u>9,451.66</u>	<u>9,447.00</u>	<u>4.66</u>	<u>28,380.79</u>	<u>28,341.00</u>	<u>39.79</u>
<b>Expenses</b>						
GROUNDS CONTRACT	5,831.00	4,350.00	(1,481.00)	18,855.00	13,050.00	(5,805.00)
LAWN & GROUNDS SUPPLIES	609.85	375.00	(234.85)	1,553.15	1,125.00	(428.15)
PEST CONTROL	192.00	0.00	(192.00)	192.00	0.00	(192.00)
TREE TRIMMING	550.00	825.00	275.00	550.00	2,475.00	1,925.00
SPRINKLER/IRRIGATION CONTRACT	0.00	0.00	0.00	3,907.40	0.00	(3,907.40)
LAKES & WATERWAYS	1,050.00	1,250.00	200.00	3,150.00	3,750.00	600.00
REPAIRS & MAINTENANCE - OTHER	225.00	1,125.00	900.00	1,100.00	3,375.00	2,275.00
REPAIRS & MAINTENANCE-COM GRN	0.00	1,000.00	1,000.00	42.68	3,000.00	2,957.32
REPAIRS & MAINTENANCE-ELECTRIC	0.00	125.00	125.00	0.00	375.00	375.00
ELECTRICITY	1,326.82	1,250.00	(76.82)	3,962.51	3,750.00	(212.51)
INSURANCE-PROPERTY	779.49	925.00	145.51	2,338.47	2,775.00	436.53
LEGAL & PROFESSIONAL	206.50	2,000.00	1,793.50	442.50	6,000.00	5,557.50
ACCOUNTING SERVICES	750.00	1,125.00	375.00	2,525.00	3,375.00	850.00
DIVISION FEES	0.00	18.75	18.75	0.00	56.25	56.25
FEES, DUES, LICENSES	0.00	0.00	0.00	61.25	0.00	(61.25)
MANAGEMENT FEE	900.00	1,200.00	300.00	2,700.00	3,600.00	900.00
OFFICE SUPPLIES, POSTAGE, ETC	65.73	500.00	434.27	412.45	1,500.00	1,087.55
STORAGE	0.00	125.00	125.00	513.60	375.00	(138.60)
MEETING ROOM RENTAL	496.48	250.00	(246.48)	1,215.52	750.00	(465.52)
WEBSITE	0.00	300.00	300.00	0.00	900.00	900.00
BAD DEBT EXPENSE	0.00	275.00	275.00	0.00	825.00	825.00
<b>Total Expenses</b>	<u>12,982.87</u>	<u>17,018.75</u>	<u>4,035.88</u>	<u>43,521.53</u>	<u>51,056.25</u>	<u>7,534.72</u>
<b>Legacy Trail:</b>						
<b>Excess Revenues (Expenses)</b>	<u>\$ (3,531.21)</u>	<u>(7,571.75)</u>	<u>4,040.54</u>	<u>(15,140.74)</u>	<u>(22,715.25)</u>	<u>7,574.51</u>

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**Park Trace Estates HOA, Inc.**  
**SCHEDULE OF REPLACEMENT FUNDS**  
**For the Periods Ended September 30, 2017**

	Current Quarter	Year-to-Date
<b>Erosion Reserve:</b>		
EROSION RESERVE - JAN 1		5,000.00
INCOME-EROSION	\$ 0.00	<u>5,000.00</u>
<b>Total Erosion Reserve</b>	<u>0.00</u>	<u>10,000.00</u>
<b>Interest Reserve:</b>		
INTEREST RESERVE - JAN 1		513.59
EARNED YTD-INTEREST	<u>607.16</u>	<u>1,144.03</u>
<b>Total Interest Reserve</b>	<u>607.16</u>	<u>1,657.62</u>
<b>Total Replacement Reserves</b>	<u>\$ 607.16</u>	<u>11,657.62</u>

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