

Crestline Townhomes HOA

Balance Sheet  
As of 06/30/10

ASSETS

Cash Checking - Operating	\$ 2,927.45	
UMB Special Assmts Operating	1,000.53	
Cash - Reserves	9,502.71	
HOA Assmts Receivable	25,910.47	
HOA Interest Charges Receiv.	1,191.19	
HOA Late Fees Receiv.	440.00	
Legal Fees Receivable	980.30	
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TOTAL ASSETS		\$ 41,952.65
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 2,121.10	
Reserves	9,502.71	
Prepaid Owner Assessments	817.73	
Wells Fargo Loan	32,666.09	
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Subtotal Current Liab.		\$ 45,107.63

RESERVES:

Subtotal Reserves	<hr/>	\$ .00
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EQUITY:

Prior Years Retained Earnings	\$ 1,577.47	
Current Year Net Income/(Loss)	(4,732.45)	
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Subtotal Equity		\$ (3,154.98)
TOTAL LIABILITIES & EQUITY		\$ 41,952.65
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# Crestline Townhomes HOA

## Income/Expense Statement Period: 06/01/10 to 06/30/10

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME:</b>							
HOA Assmts. Income	26,855.04	4,485.00	22,370.04	26,855.04	26,910.00	(54.96)	53,820.00
HOA Fine Fees Income	200.00	.00	200.00	200.00	.00	200.00	.00
HOA Lien Fees Income	(368.63)	.00	(368.63)	(368.63)	.00	(368.63)	.00
HOA Interest Charges Income	2,927.28	.00	2,927.28	2,927.28	.00	2,927.28	.00
HOA NSF Fees Income	7.00	.00	7.00	7.00	.00	7.00	.00
HOA Late Fees Income	1,258.58	83.33	1,175.25	1,258.58	499.98	758.60	1,000.00
Collection Costs Income	124.00	.00	124.00	124.00	.00	124.00	.00
Bad Debt Expense - Income Acct	(3,087.86)	.00	(3,087.86)	(3,087.86)	.00	(3,087.86)	.00
Special Assmts. Income	4,095.61	669.25	3,426.36	4,095.61	4,015.50	80.11	8,031.00
Interest Income - Operating	7.88	4.17	3.71	7.88	25.02	(17.14)	50.00
Clearing from Yardi	1,124.00	.00	1,124.00	1,124.00	.00	1,124.00	.00
<b>Subtotal Income</b>	<b>33,142.90</b>	<b>5,241.75</b>	<b>27,901.15</b>	<b>33,142.90</b>	<b>31,450.50</b>	<b>1,692.40</b>	<b>62,901.00</b>
<b>EXPENSES</b>							
<b>General &amp; Administrative</b>							
Management Fees	3,570.00	595.00	(2,975.00)	3,570.00	3,570.00	.00	7,140.00
Reserve Study	870.00	.00	(870.00)	870.00	.00	(870.00)	.00
CAI Membership/Education	174.00	20.83	(153.17)	174.00	124.98	(49.02)	250.00
Audit / Tax Return	310.00	150.00	(160.00)	310.00	900.00	590.00	1,800.00
Legal Fees	1,205.22	250.00	(955.22)	1,205.22	1,500.00	294.78	3,000.00
Postage & Mail	205.90	50.00	(155.90)	205.90	300.00	94.10	600.00
Insurance	7,187.20	1,023.75	(6,163.45)	7,187.20	6,142.50	(1,044.70)	12,285.00
Admin Fees & Supplies	612.57	80.00	(532.57)	612.57	480.00	(132.57)	960.00
Wells Fargo Loan Interest Exp.	1,583.16	281.89	(1,301.27)	1,583.16	1,691.34	108.18	3,382.69
<b>General &amp; Administrative</b>	<b>15,718.05</b>	<b>2,451.47</b>	<b>(13,266.58)</b>	<b>15,718.05</b>	<b>14,708.82</b>	<b>(1,009.23)</b>	<b>29,417.69</b>
<b>Utilities</b>							
Electricity	255.94	83.33	(172.61)	255.94	499.98	244.04	1,000.00
Water & Sewer	1,794.15	416.67	(1,377.48)	1,794.15	2,500.02	705.87	5,000.00
<b>Utilities</b>	<b>2,050.09</b>	<b>500.00</b>	<b>(1,550.09)</b>	<b>2,050.09</b>	<b>3,000.00</b>	<b>949.91</b>	<b>6,000.00</b>
<b>Repair &amp; Maintenance</b>							
Landscaping	1,125.00	133.33	(991.67)	1,125.00	799.98	(325.02)	1,600.00
R&M / Painting	.00	83.33	83.33	.00	499.98	499.98	1,000.00
R&M / Property Maint.	5,018.83	.00	(5,018.83)	5,018.83	.00	(5,018.83)	.00
R&M / Fire, Alarm	.00	9.17	9.17	.00	55.02	55.02	110.00
R&M / Concrete	.00	50.00	50.00	.00	300.00	300.00	600.00
R&M / Roof	110.78	16.67	(94.11)	110.78	100.02	(10.76)	200.00
R&M / Fence	.00	208.33	208.33	.00	1,249.98	1,249.98	2,500.00

# Crestline Townhomes HOA

## Income/Expense Statement

Period: 06/01/10 to 06/30/10

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
R&M / Signs	.00	8.33	8.33	.00	49.98	49.98	100.00
R&M / Gutters	262.50	16.67	(245.83)	262.50	100.02	(162.48)	200.00
R&M / Sprinklers	588.00	125.00	(463.00)	588.00	750.00	162.00	1,500.00
R&M / Misc. Bldg Expense	2,976.89	350.00	(2,626.89)	2,976.89	2,100.00	(876.89)	4,200.00
Repair & Maintenance	10,082.00	1,000.83	(9,081.17)	10,082.00	6,004.98	(4,077.02)	12,010.00
Service							
Lawn Maint. & Landscaping	4,277.59	838.00	(3,439.59)	4,277.59	5,028.00	750.41	10,056.00
Trash Removal	1,567.62	279.17	(1,288.45)	1,567.62	1,675.02	107.40	3,350.00
Service / Pest Control	105.00	.00	(105.00)	105.00	.00	(105.00)	.00
Snow Removal	2,275.00	500.00	(1,775.00)	2,275.00	3,000.00	725.00	6,000.00
Service	8,225.21	1,617.17	(6,608.04)	8,225.21	9,703.02	1,477.81	19,406.00
Reserve Contributions							
Reserves - Unallocated	1,800.00	300.00	(1,500.00)	1,800.00	1,800.00	.00	3,600.00
Reserve Contributions	1,800.00	300.00	(1,500.00)	1,800.00	1,800.00	.00	3,600.00
TOTAL EXPENSES	37,875.35	5,869.47	(32,005.88)	37,875.35	35,216.82	(2,658.53)	70,433.69
Current Year Net Income/(loss)	(4,732.45)	(627.72)	(4,104.73)	(4,732.45)	(3,766.32)	(966.13)	(7,532.69)
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