

Crestline Townhomes HOA

Balance Sheet
As of 07/31/10

ASSETS

Cash Checking - Operating	\$ 4,380.35	
Cash - Reserves	9,803.53	
HOA Assmts Receivable	25,190.48	
HOA Fine Fees Receivable	50.00	
HOA Interest Charges Receiv.	1,382.22	
HOA Late Fees Receiv.	360.00	
Legal Fees Receivable	986.48	
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TOTAL ASSETS		\$ 42,153.06
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 3,749.70	
Reserves	9,803.53	
Prepaid Owner Assessments	1,535.49	
Wells Fargo Loan	31,865.18	
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Subtotal Current Liab.		\$ 46,953.90

RESERVES:

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

Prior Years Retained Earnings	\$ 1,577.47	
Current Year Net Income/(Loss)	(6,378.31)	
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Subtotal Equity		\$ (4,800.84)
TOTAL LIABILITIES & EQUITY		\$ 42,153.06
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Crestline Townhomes HOA

Income/Expense Statement
Period: 07/01/10 to 07/31/10

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:							
HOA Assmts. Income	4,993.63	4,485.00	508.63	31,848.67	31,395.00	453.67	53,820.00
HOA Fine Fees Income	50.00	.00	50.00	250.00	.00	250.00	.00
HOA Lien Fees Income	.00	.00	.00	(368.63)	.00	(368.63)	.00
HOA Interest Charges Income	504.82	.00	504.82	3,432.10	.00	3,432.10	.00
HOA NSF Fees Income	.00	.00	.00	7.00	.00	7.00	.00
HOA Late Fees Income	120.00	83.33	36.67	1,378.58	583.31	795.27	1,000.00
Collection Costs Income	.00	.00	.00	124.00	.00	124.00	.00
Bad Debt Expense - Income Acct	.00	.00	.00	(3,087.86)	.00	(3,087.86)	.00
Special Assmts. Income	.00	669.25	(669.25)	4,095.61	4,684.75	(589.14)	8,031.00
Legal Fees Income	6.18	.00	6.18	6.18	.00	6.18	.00
Interest Income - Operating	.30	4.17	(3.87)	8.18	29.19	(21.01)	50.00
Subtotal Income	5,674.93	5,241.75	433.18	37,693.83	36,692.25	1,001.58	62,901.00
EXPENSES							
General & Administrative							
Management Fees	595.00	595.00	.00	4,165.00	4,165.00	.00	7,140.00
Reserve Study	.00	.00	.00	870.00	.00	(870.00)	.00
CAI Membership/Education	.00	20.83	20.83	174.00	145.81	(28.19)	250.00
Audit / Tax Return	.00	150.00	150.00	310.00	1,050.00	740.00	1,800.00
Legal Fees	356.18	250.00	(106.18)	1,561.40	1,750.00	188.60	3,000.00
Postage & Mail	33.43	50.00	16.57	239.33	350.00	110.67	600.00
Insurance	1,027.06	1,023.75	(3.31)	8,214.26	7,166.25	(1,048.01)	12,285.00
Admin Fees & Supplies	228.30	80.00	(148.30)	840.87	560.00	(280.87)	960.00
Newsletter	75.00	.00	(75.00)	75.00	.00	(75.00)	.00
Wells Fargo Loan Interest Exp.	243.13	281.89	38.76	1,826.29	1,973.23	146.94	3,382.69
General & Administrative	2,558.10	2,451.47	(106.63)	18,276.15	17,160.29	(1,115.86)	29,417.69
Utilities							
Electricity	39.62	83.33	43.71	295.56	583.31	287.75	1,000.00
Water & Sewer	1,282.80	416.67	(866.13)	3,076.95	2,916.69	(160.26)	5,000.00
Utilities	1,322.42	500.00	(822.42)	3,372.51	3,500.00	127.49	6,000.00
Repair & Maintenance							
R&M / Landscaping	650.00	133.33	(516.67)	1,775.00	933.31	(841.69)	1,600.00
R&M / Painting	.00	83.33	83.33	.00	583.31	583.31	1,000.00
R&M / Property Maint.	.00	.00	.00	5,018.83	.00	(5,018.83)	.00
R&M / Fire, Alarm	.00	9.17	9.17	.00	64.19	64.19	110.00
R&M / Concrete	.00	50.00	50.00	.00	350.00	350.00	600.00
R&M / Roof	.00	16.67	16.67	110.78	116.69	5.91	200.00

Crestline Townhomes HOA

Income/Expense Statement

Period: 07/01/10 to 07/31/10

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
R&M / Fence	.00	208.33	208.33	.00	1,458.31	1,458.31	2,500.00
R&M / Signs	.00	8.33	8.33	.00	58.31	58.31	100.00
R&M / Gutters	1,130.00	16.67	(1,113.33)	1,392.50	116.69	(1,275.81)	200.00
R&M / Sprinklers	.00	125.00	125.00	588.00	875.00	287.00	1,500.00
R&M / Misc. Bldg Expense	.00	350.00	350.00	2,976.89	2,450.00	(526.89)	4,200.00
Repair & Maintenance	1,780.00	1,000.83	(779.17)	11,862.00	7,005.81	(4,856.19)	12,010.00
Service							
Service / Landscaping	.00	838.00	838.00	4,277.59	5,866.00	1,588.41	10,056.00
Trash Removal	236.27	279.17	42.90	1,803.89	1,954.19	150.30	3,350.00
Service / Pest Control	.00	.00	.00	105.00	.00	(105.00)	.00
Snow Removal	.00	500.00	500.00	2,275.00	3,500.00	1,225.00	6,000.00
Service	236.27	1,617.17	1,380.90	8,461.48	11,320.19	2,858.71	19,406.00
Reserve Contributions							
Reserves - Unallocated	300.00	300.00	.00	2,100.00	2,100.00	.00	3,600.00
Reserve Contributions	300.00	300.00	.00	2,100.00	2,100.00	.00	3,600.00
TOTAL EXPENSES	6,196.79	5,869.47	(327.32)	44,072.14	41,086.29	(2,985.85)	70,433.69
Current Year Net Income/(loss)	(521.86)	(627.72)	105.86	(6,378.31)	(4,394.04)	(1,984.27)	(7,532.69)
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