

ONE BRECK PLACE HOA
Balance Sheet
As of September 30, 2008

	<u>Sep 30, 08</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · One Breck- Operating	3,296.00
1020 · One Breck- Savings	12,081.43
1030 · One Breck- Reserves	28,329.23
1040 · One Breck- Working Capital	33,930.00
Total Checking/Savings	<u>77,636.66</u>
Accounts Receivable	
1200 · Accounts Receivable	1,668.40
Total Accounts Receivable	<u>1,668.40</u>
Total Current Assets	79,305.06
Fixed Assets	
1250 · Roof	174,032.00
1300 · Accumulated Depreciation-Roof	-7,120.00
1350 · Major Replacements/Improvements	43,272.21
1301 · Accumulated Depreciation-Major	-198.00
Total Fixed Assets	<u>209,986.21</u>
TOTAL ASSETS	<u>289,291.27</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	11,228.40
Total Accounts Payable	<u>11,228.40</u>
Total Current Liabilities	<u>11,228.40</u>
Total Liabilities	11,228.40
Equity	
3100 · Working Capital	33,930.00
3200 · Reserve Equity	28,329.23
3900 · Retained Earnings	241,137.80
Net Income	-25,334.16
Total Equity	<u>278,062.87</u>
TOTAL LIABILITIES & EQUITY	<u>289,291.27</u>

ONE BRECK PLACE HOA

Operating Budget vs. Actual

October 2007 through September 2008

	Oct '07 - S...	Budget	\$ Over Bu...	% of Budget	Oct '07 - S...	YTD Budget	\$ Over Bu...	% of Budget	Annual Bu...
Ordinary Income/Expense									
Income									
REVENUE									
4010 · Assoc. Dues - Operating	179,376.00	179,376.00	0.00	100.0%	179,376.00	179,376.00	0.00	100.0%	179,376.00
4030 · Late Payment Fee	0.00	300.00	-300.00	0.0%	0.00	300.00	-300.00	0.0%	300.00
4035 · Interest Income	1,026.35	2,385.00	-1,358.65	43.0%	1,026.35	2,385.00	-1,358.65	43.0%	2,385.00
Total REVENUE	180,402.35	182,061.00	-1,658.65	99.1%	180,402.35	182,061.00	-1,658.65	99.1%	182,061.00
Total Income	180,402.35	182,061.00	-1,658.65	99.1%	180,402.35	182,061.00	-1,658.65	99.1%	182,061.00
Expense									
EXPENSES									
Admin									
8010 · Accounting Fee	3,600.00	3,600.00	0.00	100.0%	3,600.00	3,600.00	0.00	100.0%	3,600.00
8020 · Management Fee	21,500.04	21,500.04	0.00	100.0%	21,500.04	21,500.04	0.00	100.0%	21,500.04
8030 · Bank Charges	126.27	120.00	6.27	105.2%	126.27	120.00	6.27	105.2%	120.00
8040 · Board Expense	657.57	500.00	157.57	131.5%	657.57	500.00	157.57	131.5%	500.00
8050 · Legal Fee	375.00	875.00	-500.00	42.9%	375.00	875.00	-500.00	42.9%	875.00
8060 · Insurance	14,604.54	15,672.00	-1,067.46	93.2%	14,604.54	15,672.00	-1,067.46	93.2%	15,672.00
8065 · Postage	260.29	140.00	120.29	185.9%	260.29	140.00	120.29	185.9%	140.00
8070 · Admin Expense	584.99	1,130.00	-545.01	51.8%	584.99	1,130.00	-545.01	51.8%	1,130.00
8071 · Website	750.00	0.00	750.00	100.0%	750.00	0.00	750.00	100.0%	0.00
8075 · Income Taxes	0.00	188.00	-188.00	0.0%	0.00	188.00	-188.00	0.0%	188.00
8076 · Tax Returns	1,014.00	495.00	519.00	204.8%	1,014.00	495.00	519.00	204.8%	495.00
8800 · Depreciation Expense	6,526.00		6,526.00		6,526.00		6,526.00		
Total Admin	49,998.70	44,220.04	5,778.66	113.1%	49,998.70	44,220.04	5,778.66	113.1%	44,220.04
M & R									
8100 · M & R - General	32,733.19	20,059.46	12,673.73	163.2%	32,733.19	20,059.46	12,673.73	163.2%	20,059.46
8110 · Window Washing	2,400.00	0.00	2,400.00	100.0%	2,400.00	0.00	2,400.00	100.0%	0.00
8150 · Roof Leaks	3,924.14	0.00	3,924.14	100.0%	3,924.14	0.00	3,924.14	100.0%	0.00
8152 · OB32 - Furnace Fail...	5,217.93	0.00	5,217.93	100.0%	5,217.93	0.00	5,217.93	100.0%	0.00
Total M & R	44,275.26	20,059.46	24,215.80	220.7%	44,275.26	20,059.46	24,215.80	220.7%	20,059.46
Op.									
8200 · Snow Removal	13,293.70	14,125.00	-831.30	94.1%	13,293.70	14,125.00	-831.30	94.1%	14,125.00
8210 · Snow Removal/Roof	11,614.50	13,000.00	-1,385.50	89.3%	11,614.50	13,000.00	-1,385.50	89.3%	13,000.00
8220 · Landscaping Contra...	19,323.00	15,000.00	4,323.00	128.8%	19,323.00	15,000.00	4,323.00	128.8%	15,000.00
8230 · Decorations	0.00	500.00	-500.00	0.0%	0.00	500.00	-500.00	0.0%	500.00
Total Op.	44,231.20	42,625.00	1,606.20	103.8%	44,231.20	42,625.00	1,606.20	103.8%	42,625.00
Utils.									
8300 · Cable TV	14,840.14	14,444.52	395.62	102.7%	14,840.14	14,444.52	395.62	102.7%	14,444.52
8305 · Common Area Elect...	796.73	10,224.00	-9,427.27	7.8%	796.73	10,224.00	-9,427.27	7.8%	10,224.00
8310 · Pool Use Fees	7,086.16	6,981.44	104.72	101.5%	7,086.16	6,981.44	104.72	101.5%	6,981.44
8315 · Trash Removal	15,129.00	14,328.00	801.00	105.6%	15,129.00	14,328.00	801.00	105.6%	14,328.00
8320 · Water	9,046.79	8,586.54	460.25	105.4%	9,046.79	8,586.54	460.25	105.4%	8,586.54
8325 · Sewer	22,193.03	20,592.00	1,601.03	107.8%	22,193.03	20,592.00	1,601.03	107.8%	20,592.00
Total Utils.	69,091.85	75,156.50	-6,064.65	91.9%	69,091.85	75,156.50	-6,064.65	91.9%	75,156.50
Total EXPENSES	207,597.01	182,061.00	25,536.01	114.0%	207,597.01	182,061.00	25,536.01	114.0%	182,061.00
Total Expense	207,597.01	182,061.00	25,536.01	114.0%	207,597.01	182,061.00	25,536.01	114.0%	182,061.00
Net Ordinary Income	-27,194.66	0.00	-27,194.66	100.0%	-27,194.66	0.00	-27,194.66	100.0%	0.00
Net Income	-27,194.66	0.00	-27,194.66	100.0%	-27,194.66	0.00	-27,194.66	100.0%	0.00

ONE BRECK PLACE HOA
Reserve
October 2007 through September 2008

	<u>TOTAL</u>
Other Income/Expense	
Other Income	
Assoc. Dues - Reserve	0.00
Reserve Interest Income	1,860.50
Total Other Income	<u>1,860.50</u>
Other Expense	
Reserve Expenses	
Roof Leak Repairs	0.00
Deck Reinforcing	0.00
Stucco Repairs/Painting	0.00
Sign Lighting	0.00
Decks/Engineering	0.00
Dormer/Siding Repairs	0.00
Deck Painting	0.00
Total Reserve Expenses	<u>0.00</u>
Total Other Expense	<u>0.00</u>
Net Other Income	<u>1,860.50</u>
Net Income	<u><u>1,860.50</u></u>