

**ONE BRECK PLACE HOA**  
**Balance Sheet**  
As of September 30, 2009

	<u>Sep 30, 09</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · One Breck- Operating	961.61
1020 · One Breck- Savings	3,470.02
1030 · One Breck- Reserves	34,660.09
1040 · One Breck- Working Capital	29,192.50
Total Checking/Savings	<u>68,284.22</u>
Accounts Receivable	
1200 · Accounts Receivable	16,190.47
Total Accounts Receivable	<u>16,190.47</u>
Total Current Assets	84,474.69
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>
<b>TOTAL ASSETS</b>	<b><u>294,460.90</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	9,476.83
Total Accounts Payable	<u>9,476.83</u>
Total Current Liabilities	<u>9,476.83</u>
Total Liabilities	9,476.83
Equity	
3100 · Working Capital	34,509.85
3200 · Reserve Equity	28,329.23
3900 · Retained Earnings	215,803.64
Net Income	6,341.35
Total Equity	<u>284,984.07</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>294,460.90</u></b>

# ONE BRECK PLACE HOA

Operating Budget vs. Actual

October 2008 through September 2009

	Oct '08 - S...	Budget	\$ Over Bu...	% of Budget	Oct '08 - S...	YTD Budget	\$ Over Bu...	% of Budget	Annual Bu...
Ordinary Income/Expense									
Income									
REVENUE									
4010 · Assoc. Dues - Operating	179,376.60	179,376.60	0.00	100.0%	179,376.60	179,376.60	0.00	100.0%	179,376.60
4025 · Special Assessment	58,500.00	0.00	58,500.00	100.0%	58,500.00	0.00	58,500.00	100.0%	0.00
4030 · Late Payment Fee	623.42	0.00	623.42	100.0%	623.42	0.00	623.42	100.0%	0.00
4035 · Interest Income	176.84	0.00	176.84	100.0%	176.84	0.00	176.84	100.0%	0.00
4036 · Working Capital Interest Income	239.62	0.00	239.62	100.0%	239.62	0.00	239.62	100.0%	0.00
Total REVENUE	238,916.48	179,376.60	59,539.88	133.2%	238,916.48	179,376.60	59,539.88	133.2%	179,376.60
Total Income	238,916.48	179,376.60	59,539.88	133.2%	238,916.48	179,376.60	59,539.88	133.2%	179,376.60
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
8040 · Board Expense	29.54	500.00	-470.46	5.9%	29.54	500.00	-470.46	5.9%	500.00
8050 · Legal Fee	2,625.00	876.00	1,749.00	299.7%	2,625.00	876.00	1,749.00	299.7%	876.00
8060 · Insurance	15,564.00	16,550.00	-986.00	94.0%	15,564.00	16,550.00	-986.00	94.0%	16,550.00
8065 · Postage	174.22	300.00	-125.78	58.1%	174.22	300.00	-125.78	58.1%	300.00
8070 · Admin Expense	326.02	1,600.00	-1,273.98	20.4%	326.02	1,600.00	-1,273.98	20.4%	1,600.00
8076 · Tax Returns	600.00	525.00	75.00	114.3%	600.00	525.00	75.00	114.3%	525.00
Total Admin	44,418.82	45,451.04	-1,032.22	97.7%	44,418.82	45,451.04	-1,032.22	97.7%	45,451.04
M & R									
8101 · Contracted Common Area Up...	0.00	6,000.00	-6,000.00	0.0%	0.00	6,000.00	-6,000.00	0.0%	6,000.00
8102 · General Supplies	155.57	750.00	-594.43	20.7%	155.57	750.00	-594.43	20.7%	750.00
8100 · M & R - General	13,700.79	8,734.56	4,966.23	156.9%	13,700.79	8,734.56	4,966.23	156.9%	8,734.56
Total M & R	13,856.36	15,484.56	-1,628.20	89.5%	13,856.36	15,484.56	-1,628.20	89.5%	15,484.56
Op.									
8200 · Snow Removal	13,587.50	15,600.00	-2,012.50	87.1%	13,587.50	15,600.00	-2,012.50	87.1%	15,600.00
8210 · Snow Removal/Roof	8,937.50	13,800.00	-4,862.50	64.8%	8,937.50	13,800.00	-4,862.50	64.8%	13,800.00
8220 · Landscaping Contracts	21,977.45	13,340.00	8,637.45	164.7%	21,977.45	13,340.00	8,637.45	164.7%	13,340.00
Total Op.	44,502.45	42,740.00	1,762.45	104.1%	44,502.45	42,740.00	1,762.45	104.1%	42,740.00
Utils.									
8300 · Cable TV	15,585.80	16,044.00	-458.20	97.1%	15,585.80	16,044.00	-458.20	97.1%	16,044.00
8305 · Common Area Electric	2,693.84	1,200.00	1,493.84	224.5%	2,693.84	1,200.00	1,493.84	224.5%	1,200.00
8310 · Pool Use Fees	8,332.01	7,085.00	1,247.01	117.6%	8,332.01	7,085.00	1,247.01	117.6%	7,085.00
8315 · Trash Removal	15,702.00	16,992.00	-1,290.00	92.4%	15,702.00	16,992.00	-1,290.00	92.4%	16,992.00
8320 · Water	9,838.31	9,460.00	378.31	104.0%	9,838.31	9,460.00	378.31	104.0%	9,460.00
8325 · Sewer	23,423.40	24,920.00	-1,496.60	94.0%	23,423.40	24,920.00	-1,496.60	94.0%	24,920.00
8330 · Pool Assessment	60,553.00	0.00	60,553.00	100.0%	60,553.00	0.00	60,553.00	100.0%	0.00
Total Utils.	136,128.36	75,701.00	60,427.36	179.8%	136,128.36	75,701.00	60,427.36	179.8%	75,701.00
Total EXPENSES	238,905.99	179,376.60	59,529.39	133.2%	238,905.99	179,376.60	59,529.39	133.2%	179,376.60
Total Expense	238,905.99	179,376.60	59,529.39	133.2%	238,905.99	179,376.60	59,529.39	133.2%	179,376.60
Net Ordinary Income	10.49	0.00	10.49	100.0%	10.49	0.00	10.49	100.0%	0.00
Net Income	10.49	0.00	10.49	100.0%	10.49	0.00	10.49	100.0%	0.00

**ONE BRECK PLACE HOA**  
**Reserve**  
**October 2008 through September 2009**

	<u>TOTAL</u>
<b>Other Income/Expense</b>	
<b>Other Income</b>	
<b>Assoc. Dues - Reserve</b>	46,800.00
<b>Reserve Interest Income</b>	<u>281.16</u>
<b>Total Other Income</b>	47,081.16
<b>Other Expense</b>	
<b>Reserve Expenses</b>	
<b>Roof Leak Repairs</b>	3,937.70
<b>Heat Tape Installation</b>	<u>36,812.60</u>
<b>Total Reserve Expenses</b>	40,750.30
<b>Total Other Expense</b>	<u>40,750.30</u>
<b>Net Other Income</b>	<u>6,330.86</u>
<b>Net Income</b>	<u><u>6,330.86</u></u>