

**ONE BRECK PLACE HOA**  
**Balance Sheet**  
As of September 30, 2010

	<u>Sep 30, 10</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · One Breck- Operating	1,000.09
1020 · One Breck- Savings	3,504.36
1030 · One Breck- Reserves	63,002.55
1040 · One Breck- Working Capital	36,829.25
<b>Total Checking/Savings</b>	<u>104,336.25</u>
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	3,204.98
<b>Total Accounts Receivable</b>	<u>3,204.98</u>
<b>Total Current Assets</b>	107,541.23
<b>Fixed Assets</b>	
9000 · Capital Reserve Expenditures	-18,789.10
1351 · Accum Depreciation-Major repair	-1,786.00
1250 · Roof	230,226.30
1300 · Accumulated Depreciation-Roof	-21,513.00
1350 · Major Replacements/Improvements	46,617.31
1301 · Accumulated Depreciation-Major	-1,573.00
<b>Total Fixed Assets</b>	<u>233,182.51</u>
<b>TOTAL ASSETS</b>	<b><u>340,723.74</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	3,270.17
<b>Total Accounts Payable</b>	<u>3,270.17</u>
<b>Total Current Liabilities</b>	<u>3,270.17</u>
<b>Total Liabilities</b>	3,270.17
<b>Equity</b>	
3100 · Working Capital	36,829.25
3200 · Reserve Equity	63,002.55
3900 · Retained Earnings	266,935.97
Net Income	-29,314.20
<b>Total Equity</b>	<u>337,453.57</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>340,723.74</u></b>

**ONE BRECK PLACE HOA**  
**Profit & Loss**  
**ONE BRECK PLACE HOA**

Oct '09 - Sep 10

Ordinary Income/Expense	
Income	
REVENUE	
4010 · Assoc. Dues - Operating	179,376.60
4030 · Late Payment Fee	1,304.15
4035 · Interest Income	159.34
4036 · Working Capital Interest Income	180.56
Total REVENUE	181,020.65
Total Income	181,020.65
Expense	
EXPENSES	
Admin	
8020 · Management Fee	28,080.00
8050 · Legal Fee	250.00
8060 · Insurance	14,334.90
8070 · Admin Expense	1,266.30
8076 · Tax Returns	580.00
Total Admin	44,511.20
M & R	
8102 · General Supplies	300.53
8100 · M & R - General	21,280.29
Total M & R	21,580.82
Op.	
8900 · Depreciation Expense	9,468.00
8200 · Snow Removal	13,514.25
8210 · Snow Removal/Roof	4,420.00
8220 · Landscaping	14,042.73
Total Op.	41,444.98
Utils.	
8335 · Internet	3,540.87
8300 · Cable TV	16,148.67
8305 · Common Area Electric	3,960.59
8310 · Pool Use Fees	7,822.23
8315 · Trash Removal	16,164.00
8320 · Water	12,250.95
8325 · Sewer	24,453.00
Total Utils.	84,340.31
Total EXPENSES	191,877.31
Total Expense	191,877.31
Net Ordinary Income	-10,856.66
Other Income/Expense	
Other Income	
Assoc. Dues - Reserve	0.00
Reserve Interest Income	331.56
Total Other Income	331.56
Other Expense	
Reserve Expenses	
Heat Tape Installation	15,444.00
Stucco Repairs/Painting	3,345.10
Total Reserve Expenses	18,789.10
Total Other Expense	18,789.10
Net Other Income	-18,457.54
Net Income	-29,314.20

**ONE BRECK PLACE HOA**  
**Reserve**  
**October 2009 through September 2010**

	<u>TOTAL</u>
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Assoc. Dues - Reserve	0.00
Reserve Interest Income	<u>331.56</u>
<b>Total Other Income</b>	331.56
<b>Other Expense</b>	
<b>Reserve Expenses</b>	
Heat Tape Installation	15,444.00
Stucco Repairs/Painting	<u>3,345.10</u>
<b>Total Reserve Expenses</b>	<u>18,789.10</u>
<b>Total Other Expense</b>	<u>18,789.10</u>
<b>Net Other Income</b>	<u>-18,457.54</u>
<b>Net Income</b>	<u><u>-18,457.54</u></u>