

ONE BRECK PLACE HOA
Balance Sheet
As of September 30, 2011

| | <u>Sep 30, 11</u> |
|--|--------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1010 · One Breck- Operating | 217.06 |
| 1020 · One Breck- Savings | 763.42 |
| 1030 · One Breck- Reserves | 67,728.27 |
| 1040 · One Breck- Working Capital | 19,482.70 |
| Total Checking/Savings | <u>88,191.45</u> |
| Accounts Receivable | |
| 1200 · Accounts Receivable | 17,818.22 |
| Total Accounts Receivable | <u>17,818.22</u> |
| Total Current Assets | 106,009.67 |
| Fixed Assets | |
| 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 |
| Total Fixed Assets | <u>233,182.51</u> |
| TOTAL ASSETS | <u>339,192.18</u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2000 · Accounts Payable | 9,443.11 |
| Total Accounts Payable | <u>9,443.11</u> |
| Total Current Liabilities | <u>9,443.11</u> |
| Total Liabilities | 9,443.11 |
| Equity | |
| 3100 · Working Capital | 38,568.80 |
| 3200 · Reserve Equity | 67,728.27 |
| 3900 · Retained Earnings | 232,896.05 |
| Net Income | -9,444.05 |
| Total Equity | <u>329,749.07</u> |
| TOTAL LIABILITIES & EQUITY | <u>339,192.18</u> |

ONE BRECK PLACE HOA
Profit & Loss
ONE BRECK PLACE HOA

Oct '10 - Sep 11

| | |
|--|------------|
| Ordinary Income/Expense | |
| Income | |
| REVENUE | |
| 4010 · Assoc. Dues - Operating | 179,376.60 |
| 4030 · Late Payment Fee | 3,339.08 |
| 4035 · Interest Income | 79.50 |
| 4036 · Working Capital Interest Income | 111.85 |
| Total REVENUE | 182,907.03 |
| Total Income | 182,907.03 |
| Expense | |
| EXPENSES | |
| Admin | |
| 8020 · Management Fee | 28,080.00 |
| 8060 · Insurance | 17,294.29 |
| 8065 · Postage | 80.68 |
| 8070 · Admin Expense | 682.03 |
| 8076 · Tax Returns | 410.00 |
| Total Admin | 46,547.00 |
| M & R | |
| 8102 · General Supplies | 195.80 |
| 8100 · M & R - General | 6,784.96 |
| Total M & R | 6,980.76 |
| Op. | |
| 8200 · Snow Removal | 15,505.75 |
| 8210 · Snow Removal/Roof | 12,738.00 |
| 8220 · Landscaping | 18,902.20 |
| Total Op. | 47,145.95 |
| Utils. | |
| 8335 · Internet | 11,700.00 |
| 8300 · Cable TV | 16,834.60 |
| 8305 · Common Area Electric | 6,023.60 |
| 8310 · Pool Use Fees | 7,552.24 |
| 8315 · Trash Removal | 16,508.00 |
| 8320 · Water | 12,302.05 |
| 8325 · Sewer | 25,482.60 |
| Total Utils. | 96,403.09 |
| Total EXPENSES | 197,076.80 |
| Total Expense | 197,076.80 |
| Net Ordinary Income | -14,169.77 |
| Other Income/Expense | |
| Other Income | |
| Assoc. Dues - Reserve | 46,800.00 |
| Reserve Interest Income | 347.18 |
| Total Other Income | 47,147.18 |

12:19 PM
11/22/11
Accrual Basis

ONE BRECK PLACE HOA
Profit & Loss
ONE BRECK PLACE HOA

| | <u>Oct '10 - Sep 11</u> |
|-------------------------------|-------------------------|
| Other Expense | |
| Reserve Expenses | |
| Exterior painting | 4,840.00 |
| Garage Doors | 2,836.58 |
| Heat Tape Installation | 18,171.18 |
| Stucco Repairs/Painting | 4,070.00 |
| Decks/Engineering | 745.80 |
| Dormer/Siding Repairs | 4,277.90 |
| Deck Painting | 7,480.00 |
| Total Reserve Expenses | <u>42,421.46</u> |
| Total Other Expense | <u>42,421.46</u> |
| Net Other Income | <u>4,725.72</u> |
| Net Income | <u><u>-9,444.05</u></u> |

ONE BRECK PLACE HOA
Reserve
October 2010 through September 2011

| | <u>TOTAL</u> |
|-------------------------------|------------------------|
| Other Income/Expense | |
| Other Income | |
| Assoc. Dues - Reserve | 46,800.00 |
| Reserve Interest Income | 347.18 |
| Total Other Income | <u>47,147.18</u> |
| Other Expense | |
| Reserve Expenses | |
| Exterior painting | 4,840.00 |
| Garage Doors | 2,836.58 |
| Heat Tape Installation | 18,171.18 |
| Stucco Repairs/Painting | 4,070.00 |
| Decks/Engineering | 745.80 |
| Dormer/Siding Repairs | 4,277.90 |
| Deck Painting | 7,480.00 |
| Total Reserve Expenses | <u>42,421.46</u> |
| Total Other Expense | <u>42,421.46</u> |
| Net Other Income | <u>4,725.72</u> |
| Net Income | <u><u>4,725.72</u></u> |