

ONE BRECK PLACE HOA
Balance Sheet
As of September 30, 2012

	<u>Sep 30, 12</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · OB- Operating	1,000.20
1020 · OB- Savings	8,081.48
1030 · OB- Reserves	93,293.38
1040 · OB - Working Capital	16,506.02
Total Checking/Savings	<u>118,881.08</u>
Accounts Receivable	
1200 · Accounts Receivable	18,338.91
1201 · Allowance for Bad Debt	-13,000.00
Total Accounts Receivable	<u>5,338.91</u>
Total Current Assets	124,219.99
Fixed Assets	
9000 · Capital Reserve Expenditures	-1,653.30
1351 · Accum Depreciation-Major repair	-3,596.00
1250 · Roof	248,397.48
1300 · Accumulated Depreciation-Roof	-29,885.00
1350 · Major Replacements/Improvements	53,731.79
1301 · Accumulated Depreciation-Major	-1,573.00
Total Fixed Assets	<u>265,421.97</u>
TOTAL ASSETS	<u>389,641.96</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	15,298.70
Total Accounts Payable	<u>15,298.70</u>
Total Current Liabilities	<u>15,298.70</u>
Total Liabilities	15,298.70
Equity	
3100 · Working Capital	39,248.65
3200 · Reserve Equity	93,293.38
3900 · Retained Earnings	230,126.35
Net Income	11,674.88
Total Equity	<u>374,343.26</u>
TOTAL LIABILITIES & EQUITY	<u>389,641.96</u>

ONE BRECK PLACE HOA

Operating Budget vs. Actual

October 2011 through September 2012

	Oct '11 - S...	Budget	\$ Over Bu...	% of Budget	Oct '11 - S...	YTD Budget	\$ Over Bu...	% of Budget	Annual Bu...
Ordinary Income/Expense									
Income									
REVENUE									
4010 · Assoc. Dues - Operating	194,976.60	194,976.60	0.00	100.0%	194,976.60	194,976.60	0.00	100.0%	194,976.60
4030 · Late Payment Fee	7,080.75	0.00	7,080.75	100.0%	7,080.75	0.00	7,080.75	100.0%	0.00
4035 · Interest Income	71.37	0.00	71.37	100.0%	71.37	0.00	71.37	100.0%	0.00
4036 · Working Capital Interest Inc...	23.32	0.00	23.32	100.0%	23.32	0.00	23.32	100.0%	0.00
Total REVENUE	202,152.04	194,976.60	7,175.44	103.7%	202,152.04	194,976.60	7,175.44	103.7%	194,976.60
Total Income	202,152.04	194,976.60	7,175.44	103.7%	202,152.04	194,976.60	7,175.44	103.7%	194,976.60
Expense									
EXPENSES									
Admin									
8020 · Management Fee	30,045.60	30,045.60	0.00	100.0%	30,045.60	30,045.60	0.00	100.0%	30,045.60
8050 · Legal Fee	2,719.00	300.00	2,419.00	906.3%	2,719.00	300.00	2,419.00	906.3%	300.00
8060 · Insurance	16,313.04	19,659.00	-3,345.96	83.0%	16,313.04	19,659.00	-3,345.96	83.0%	19,659.00
8065 · Postage	37.00	100.00	-63.00	37.0%	37.00	100.00	-63.00	37.0%	100.00
8069 · Bad Debt Expense	13,000.00				13,000.00				
8070 · Admin Expense	1,149.71	900.00	249.71	127.7%	1,149.71	900.00	249.71	127.7%	900.00
8076 · Tax Returns	620.00	615.00	5.00	100.8%	620.00	615.00	5.00	100.8%	615.00
Total Admin	63,884.35	51,619.60	12,264.75	123.8%	63,884.35	51,619.60	12,264.75	123.8%	51,619.60
M & R									
8102 · General Supplies	668.54	240.00	428.54	278.6%	668.54	240.00	428.54	278.6%	240.00
8100 · M & R - General	12,724.69	8,492.32	4,232.37	149.8%	12,724.69	8,492.32	4,232.37	149.8%	8,492.32
Total M & R	13,393.23	8,732.32	4,660.91	153.4%	13,393.23	8,732.32	4,660.91	153.4%	8,732.32
Op.									
8200 · Snow Removal	13,496.75	15,650.00	-2,153.25	86.2%	13,496.75	15,650.00	-2,153.25	86.2%	15,650.00
8210 · Snow Removal/Roof	7,284.75	7,600.00	-315.25	95.9%	7,284.75	7,600.00	-315.25	95.9%	7,600.00
8220 · Landscaping	15,863.19	12,800.00	3,063.19	123.9%	15,863.19	12,800.00	3,063.19	123.9%	12,800.00
Total Op.	36,644.69	36,050.00	594.69	101.6%	36,644.69	36,050.00	594.69	101.6%	36,050.00
Utils.									
8335 · Internet	11,700.00	11,700.00	0.00	100.0%	11,700.00	11,700.00	0.00	100.0%	11,700.00
8300 · Cable TV	17,602.36	18,180.00	-577.64	96.8%	17,602.36	18,180.00	-577.64	96.8%	18,180.00
8305 · Common Area Electric	6,216.72	6,630.14	-413.42	93.8%	6,216.72	6,630.14	-413.42	93.8%	6,630.14
8310 · Pool Use Fees	8,041.65	7,502.24	539.41	107.2%	8,041.65	7,502.24	539.41	107.2%	7,502.24
8315 · Trash Removal	16,620.00	16,620.00	0.00	100.0%	16,620.00	16,620.00	0.00	100.0%	16,620.00
8320 · Water	15,427.07	12,202.30	3,224.77	126.4%	15,427.07	12,202.30	3,224.77	126.4%	12,202.30
8325 · Sewer	26,512.20	25,740.00	772.20	103.0%	26,512.20	25,740.00	772.20	103.0%	25,740.00
Total Utils.	102,120.00	98,574.68	3,545.32	103.6%	102,120.00	98,574.68	3,545.32	103.6%	98,574.68
Total EXPENSES	216,042.27	194,976.60	21,065.67	110.8%	216,042.27	194,976.60	21,065.67	110.8%	194,976.60
Total Expense	216,042.27	194,976.60	21,065.67	110.8%	216,042.27	194,976.60	21,065.67	110.8%	194,976.60
Net Ordinary Income	-13,890.23	0.00	-13,890.23	100.0%	-13,890.23	0.00	-13,890.23	100.0%	0.00

	<u>Oct '11 - S...</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>% of Budget</u>	<u>Oct '11 - S...</u>	<u>YTD Budget</u>	<u>\$ Over Bu...</u>	<u>% of Budget</u>	<u>Annual Bu...</u>
Net Income	<u>-13,890.23</u>	<u>0.00</u>	<u>-13,890.23</u>	<u>100.0%</u>	<u>-13,890.23</u>	<u>0.00</u>	<u>-13,890.23</u>	<u>100.0%</u>	<u>0.00</u>

ONE BRECK PLACE HOA
Reserve
October 2011 through September 2012

	<u>TOTAL</u>
Other Income/Expense	
Other Income	
Assoc. Dues - Reserve	46,800.00
Reserve Interest Income	228.11
Total Other Income	<u>47,028.11</u>
Other Expense	
Reserve Expenses	
Concrete Repairs	1,402.50
Reserve Study	3,190.00
Exterior painting	9,176.00
Deck Reinforcing	3,102.00
Stucco Repairs/Painting	4,592.50
Total Reserve Expenses	<u>21,463.00</u>
Total Other Expense	<u>21,463.00</u>
Net Other Income	<u>25,565.11</u>
Net Income	<u><u>25,565.11</u></u>