

ONE BRECK PLACE HOA
Balance Sheet
As of September 30, 2014

Sep 30, 14

ASSETS

Current Assets

Checking/Savings

1010 · OB- Operating	222.49
1020 · OB- Savings	5,256.94
1030 · OB- Reserves	167,901.59
1040 · OB - Working Capital	3,573.62

Total Checking/Savings 176,954.64

Accounts Receivable

1200 · Accounts Receivable	5,983.09
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Total Accounts Receivable 5,983.09

Total Current Assets 182,937.73

Fixed Assets

1351 · Accum Depreciation-Major repair	-10,399.00
1250 · Roof	248,397.48
1300 · Accumulated Depreciation-Roof	-46,629.00
1350 · Major Replacements/Improvements	53,731.79

Total Fixed Assets 245,101.27

TOTAL ASSETS 428,039.00

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable	
2000 · Accounts Payable	15,665.34

Total Accounts Payable 15,665.34

Total Current Liabilities 15,665.34

Total Liabilities 15,665.34

Equity

3100 · Working Capital	42,618.80
3200 · Reserve Equity	167,901.59
3900 · Retained Earnings	198,856.61
Net Income	2,996.66

Total Equity 412,373.66

TOTAL LIABILITIES & EQUITY 428,039.00

ONE BRECK PLACE HOA

Operating Budget vs. Actual

October 2013 through September 2014

	Oct '13 - Sep 14	Budget	\$ Over Budget	% of Budget	Oct '13 - Sep 14	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
REVENUE									
4010 · Assoc. Dues - Operating	202,800.00	202,800.00	0.00	100.0%	202,800.00	202,800.00	0.00	100.0%	202,800.00
4025 · Special Assessment	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
4030 · Late Payment Fee	2,583.09	0.00	2,583.09	100.0%	2,583.09	0.00	2,583.09	100.0%	0.00
4035 · Interest Income	68.84	0.00	68.84	100.0%	68.84	0.00	68.84	100.0%	0.00
4036 · Working Capital Interest Income	20.11	0.00	20.11	100.0%	20.11	0.00	20.11	100.0%	0.00
Total REVENUE	205,472.04	202,800.00	2,672.04	101.3%	205,472.04	202,800.00	2,672.04	101.3%	202,800.00
Total Income	205,472.04	202,800.00	2,672.04	101.3%	205,472.04	202,800.00	2,672.04	101.3%	202,800.00
Expense									
EXPENSES									
Admin									
8020 · Management Fee	30,999.96	30,999.96	0.00	100.0%	30,999.96	30,999.96	0.00	100.0%	30,999.96
8030 · Bank Charges	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
8040 · Board Expense	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
8050 · Legal Fee	300.00	500.00	-200.00	60.0%	300.00	500.00	-200.00	60.0%	500.00
8060 · Insurance	25,957.72	19,209.30	6,748.42	135.1%	25,957.72	19,209.30	6,748.42	135.1%	19,209.30
8065 · Postage	0.00	50.00	-50.00	0.0%	0.00	50.00	-50.00	0.0%	50.00
8070 · Admin Expense	1,133.37	923.00	210.37	122.8%	1,133.37	923.00	210.37	122.8%	923.00
8076 · Tax Returns	620.00	620.00	0.00	100.0%	620.00	620.00	0.00	100.0%	620.00
Total Admin	59,011.05	52,302.26	6,708.79	112.8%	59,011.05	52,302.26	6,708.79	112.8%	52,302.26
M & R									
8102 · General Supplies	1,231.68	240.00	991.68	513.2%	1,231.68	240.00	991.68	513.2%	240.00
8100 · M & R - General	8,493.42	10,944.45	-2,451.03	77.6%	8,493.42	10,944.45	-2,451.03	77.6%	10,944.45
Total M & R	9,725.10	11,184.45	-1,459.35	87.0%	9,725.10	11,184.45	-1,459.35	87.0%	11,184.45
Op.									
8200 · Snow Removal	18,623.75	15,000.00	3,623.75	124.2%	18,623.75	15,000.00	3,623.75	124.2%	15,000.00
8210 · Snow Removal/Roof	18,160.10	7,100.00	11,060.10	255.8%	18,160.10	7,100.00	11,060.10	255.8%	7,100.00
8220 · Landscaping	18,966.80	12,800.00	6,166.80	148.2%	18,966.80	12,800.00	6,166.80	148.2%	12,800.00
Total Op.	55,750.65	34,900.00	20,850.65	159.7%	55,750.65	34,900.00	20,850.65	159.7%	34,900.00
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	20,327.55	19,195.20	1,132.35	105.9%	20,327.55	19,195.20	1,132.35	105.9%	19,195.20
8305 · Common Area Electric	7,671.73	7,571.59	100.14	101.3%	7,671.73	7,571.59	100.14	101.3%	7,571.59
8310 · Pool Use Fees	9,945.76	9,944.00	1.76	100.0%	9,945.76	9,944.00	1.76	100.0%	9,944.00
8315 · Trash Removal	16,662.00	17,312.50	-650.50	96.2%	16,662.00	17,312.50	-650.50	96.2%	17,312.50
8320 · Water	14,596.55	11,922.00	2,674.55	122.4%	14,596.55	11,922.00	2,674.55	122.4%	11,922.00
8325 · Sewer	26,768.60	26,768.60	1.60	100.0%	26,768.60	26,768.60	1.60	100.0%	26,768.60
Total Utils.	107,673.19	104,413.29	3,259.90	103.1%	107,673.19	104,413.29	3,259.90	103.1%	104,413.29
Total EXPENSES	232,159.99	202,800.00	29,359.99	114.5%	232,159.99	202,800.00	29,359.99	114.5%	202,800.00
Total Expense	232,159.99	202,800.00	29,359.99	114.5%	232,159.99	202,800.00	29,359.99	114.5%	202,800.00
Net Ordinary Income	-26,687.95	0.00	-26,687.95	100.0%	-26,687.95	0.00	-26,687.95	100.0%	0.00
Net Income	-26,687.95	0.00	-26,687.95	100.0%	-26,687.95	0.00	-26,687.95	100.0%	0.00

ONE BRECK PLACE HOA
Reserve
October 2013 through September 2014

	<u>TOTAL</u>
Other Income/Expense	
Other Income	
Assoc. Dues - Reserve	46,800.00
Reserve Interest Income	<u>486.76</u>
Total Other Income	47,286.76
Other Expense	
Reserve Expenses	
Exterior painting	1,100.00
Exterior Upgrade	<u>16,502.15</u>
Total Reserve Expenses	17,602.15
Total Other Expense	<u>17,602.15</u>
Net Other Income	<u>29,684.61</u>
Net Income	<u><u>29,684.61</u></u>