

**ONE BRECK PLACE HOA**  
**Balance Sheet**  
As of June 30, 2016

	Jun 30, 16
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · OB- Operating	1,000.08
1020 · OB- Savings	16,335.82
1030 · OB- Reserves	142,269.05 <sup>(5)</sup>
1040 · OB - Working Capital	7,590.82
<b>Total Checking/Savings</b>	167,195.77
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	-260.00
<b>Total Accounts Receivable</b>	-260.00
<b>Total Current Assets</b>	166,935.77
<b>Fixed Assets</b>	
1250 · Roof	248,397.48
1300 · Accumulated Depreciation-Roof	-66,100.00
1350 · Major Replacements/Improvements	71,333.94
1351 · Accum Depreciation-Major repair	-14,155.00
1360 · Exterior Upgrade in Process	780,490.51
<b>Total Fixed Assets</b>	1,019,966.93
<b>TOTAL ASSETS</b>	<b>1,186,902.70</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
3100 · Working Capital	47,458.80
3200 · Reserve Equity	195,923.30 <sup>(4)</sup>
3900 · Retained Earnings	978,310.24
Net Income	-34,789.64 <sup>(3)</sup>
<b>Total Equity</b>	1,186,902.70
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,186,902.70</b>

① <53,654.25>

② 18,864.61

③ <34,789.64>

① <53,654.25>

④ 195,923.30

⑤ 142,269.05

# ONE BRECK PLACE HOA

Operating Budget vs Actual

June 2016

	Jun 16	Budget	\$ Over Budget	% of Budget	Oct '15 - Jun 16	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
REVENUE									
4010 - Assoc Dues - Operating	0.00	0.00	0.00	0.0%	170,820.00	170,820.00	0.00	100.0%	227,760.00
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	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
4035 - Interest Income	3.00	0.00	3.00	100.0%	64.35	0.00	64.35	100.0%	0.00
4036 - Working Capital Interest Income	0.15	0.00	0.15	100.0%	2.33	0.00	2.33	100.0%	0.00
Total REVENUE	3.15	0.00	3.15	100.0%	170,886.68	170,820.00	66.68	100.0%	227,760.00
Total Income	3.15	0.00	3.15	100.0%	170,886.68	170,820.00	66.68	100.0%	227,760.00
Expense									
EXPENSES									
Admin									
8020 - Management Fee	2,713.00	2,713.00	0.00	100.0%	24,417.00	24,417.00	0.00	100.0%	32,556.00
8030 - Bank Charges	0.00	0.00	0.00	0.0%	10.00	0.00	10.00	100.0%	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	0.00	0.00	0.00	0.0%	0.00	300.00	-300.00	0.0%	500.00
8060 - Insurance	2,174.71	6,866.74	-4,692.03	31.7%	22,868.53	21,144.80	1,723.73	108.2%	28,869.89
8065 - Postage	0.00	0.00	0.00	0.0%	208.17	10.00	198.17	2,081.7%	10.00
8069 - Bad Debt Expense	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
8070 - Admin Expense	16.00	26.00	-10.00	61.5%	670.31	875.00	-204.69	76.6%	923.00
8076 - Tax Returns	0.00	0.00	0.00	0.0%	930.00	650.00	280.00	143.1%	650.00
Total Admin	4,903.71	9,605.74	-4,702.03	51.0%	49,104.01	47,396.80	1,707.21	103.6%	63,508.89
M & R									
8102 - General Supplies	449.27	70.00	379.27	641.8%	680.60	630.00	50.60	108.0%	840.00
8100 - M & R - General	470.80	847.00	-376.20	55.6%	2,402.98	7,623.00	-5,220.02	31.5%	10,164.00
Total M & R	920.07	917.00	3.07	100.3%	3,083.58	8,253.00	-5,169.42	37.4%	11,004.00
Op.									
8200 - Snow Removal	0.00	0.00	0.00	0.0%	13,975.66	18,925.00	-4,949.34	73.8%	18,925.00
8210 - Snow Removal/Roof	0.00	0.00	0.00	0.0%	6,040.00	10,000.00	-3,960.00	60.4%	10,000.00
8220 - Landscaping	2,772.69	2,560.00	212.69	108.3%	4,293.05	5,120.00	-826.95	83.8%	12,800.00
Total Op.	2,772.69	2,560.00	212.69	108.3%	24,308.71	34,045.00	-9,736.29	71.4%	41,725.00
Utilis.									
8335 - Internet	875.00	975.00	0.00	100.0%	8,775.00	8,775.00	0.00	100.0%	11,700.00
8300 - Cable TV	1,806.38	1,803.78	2.60	100.1%	16,257.42	16,234.02	23.40	100.1%	21,645.36
8305 - Common Area Electric	57.53	67.02	-9.49	85.8%	599.39	652.45	-53.06	91.9%	7,851.24
8310 - Pool Use Fees	0.00	0.00	0.00	0.0%	7,459.24	7,459.32	198.92	102.7%	9,945.76
8315 - Trash Removal	1,427.00	1,498.35	-71.35	95.2%	12,843.00	13,271.10	-428.10	96.8%	17,766.15
8320 - Water	0.00	0.00	0.00	0.0%	9,315.52	7,997.52	1,318.00	116.5%	14,773.22
8325 - Sewer	0.00	0.00	0.00	0.0%	20,077.20	20,890.29	-803.09	96.2%	27,840.38
Total Utilis.	4,265.91	4,344.15	-78.24	98.2%	75,525.77	75,269.70	256.07	100.3%	111,522.11
Total EXPENSES	12,862.38	17,426.89	-4,564.51	73.8%	152,022.07	164,964.50	-12,942.43	92.2%	227,760.00
Total Expense	12,862.38	17,426.89	-4,564.51	73.8%	152,022.07	164,964.50	-12,942.43	92.2%	227,760.00
Net Ordinary Income	-12,859.23	-17,426.89	4,567.66	73.8%	18,864.61	5,855.50	13,009.11	322.2%	0.00
Net Income	-12,859.23	-17,426.89	4,567.66	73.8%	18,864.61	5,855.50	13,009.11	322.2%	0.00

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**ONE BRECK PLACE HOA**  
**Reserve**  
**October 2015 through June 2016**

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	<u>TOTAL</u>
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Assoc. Dues - Reserve	35,100.00
Reserve Interest Income	<u>166.25</u>
<b>Total Other Income</b>	35,266.25
<b>Other Expense</b>	
Reserve Expenses	
Exterior Upgrade	<u>88,920.50</u>
<b>Total Reserve Expenses</b>	<u>88,920.50</u>
<b>Total Other Expense</b>	<u>88,920.50</u>
<b>Net Other Income</b>	<u>-53,654.25</u>
<b>Net Income</b>	<u><u>-53,654.25</u></u>

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