

Montarbor HOA

Balance Sheet  
As of 06/30/10

ASSETS

Cash Checking - Operating	\$ 4,911.54	
Cash - Reserves	53,252.48	
HOA Assmts Receivable	6,742.00	
HOA Late Fees Receiv.	600.00	
Legal Fees Receivable	55.00	
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TOTAL ASSETS		\$ 65,561.02
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LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Accounts Payable	\$ 3,092.76	
Reserves	53,252.48	
Prepaid Owner Assessments	2,830.00	
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Subtotal Current Liab.		\$ 59,175.24
RESERVES:		
Reserves - Unallocated	\$ (10,000.00)	
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Subtotal Reserves		\$ (10,000.00)
EQUITY:		
Prior Years Retained Earnings	\$ 5,369.21	
Current Year Net Income/(Loss)	11,016.57	
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Subtotal Equity		\$ 16,385.78
TOTAL LIABILITIES & EQUITY		\$ 65,561.02
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# Montarbor HOA

## Income/Expense Statement Period: 06/01/10 to 06/30/10

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>							
HOA Assmts. Income	50,330.00	8,400.00	41,930.00	50,330.00	50,400.00	(70.00)	100,800.00
HOA Interest Charges Income	.00	5.00	(5.00)	.00	30.00	(30.00)	60.00
HOA Late Fees Income	1,040.00	40.00	1,000.00	1,040.00	240.00	800.00	480.00
Bad Debt Expense - Income Acct	(1,286.95)	.00	(1,286.95)	(1,286.95)	.00	(1,286.95)	.00
Interest Income - Operating	7.80	.00	7.80	7.80	.00	7.80	.00
<b>Subtotal Income</b>	<b>50,090.85</b>	<b>8,445.00</b>	<b>41,645.85</b>	<b>50,090.85</b>	<b>50,670.00</b>	<b>(579.15)</b>	<b>101,340.00</b>
<b>EXPENSES</b>							
<b>General &amp; Administrative</b>							
Management Fees	6,048.00	1,008.00	(5,040.00)	6,048.00	6,048.00	.00	12,096.00
Accounting Fees	.00	40.00	40.00	.00	240.00	240.00	480.00
CAI Membership / Education	.00	111.00	111.00	.00	666.00	666.00	1,332.00
Audit/Tax Return	310.00	.00	(310.00)	310.00	.00	(310.00)	.00
Legal Fees	32.00	150.00	118.00	32.00	900.00	868.00	1,800.00
Postage & Mail	283.06	50.00	(233.06)	283.06	300.00	16.94	600.00
Insurance	8,183.75	1,717.33	(6,466.42)	8,183.75	10,303.98	2,120.23	20,608.00
Admin Fees & Supplies	535.67	91.67	(444.00)	535.67	550.02	14.35	1,100.00
Newsletter	.00	25.00	25.00	.00	150.00	150.00	300.00
<b>General &amp; Administrative</b>	<b>15,392.48</b>	<b>3,193.00</b>	<b>(12,199.48)</b>	<b>15,392.48</b>	<b>19,158.00</b>	<b>3,765.52</b>	<b>38,316.00</b>
<b>Utilities</b>							
Water & Sewer	3,277.58	416.00	(2,861.58)	3,277.58	2,496.00	(781.58)	4,992.00
Storm Water	.00	100.00	100.00	.00	600.00	600.00	1,200.00
<b>Utilities</b>	<b>3,277.58</b>	<b>516.00</b>	<b>(2,761.58)</b>	<b>3,277.58</b>	<b>3,096.00</b>	<b>(181.58)</b>	<b>6,192.00</b>
<b>Repair &amp; Maintenance</b>							
Landscaping	262.00	150.00	(112.00)	262.00	900.00	638.00	1,800.00
R&M / Lighting	142.32	83.33	(58.99)	142.32	499.98	357.66	1,000.00
R&M / Parking Lot, Asphalt	395.00	40.00	(355.00)	395.00	240.00	(155.00)	480.00
R&M / Roof and Siding	97.50	200.00	102.50	97.50	1,200.00	1,102.50	2,400.00
R&M / Fence	.00	25.00	25.00	.00	150.00	150.00	300.00
R&M / Gutters	.00	200.00	200.00	.00	1,200.00	1,200.00	2,400.00
R&M / Sprinklers	200.00	150.00	(50.00)	200.00	900.00	700.00	1,800.00
R&M / Misc. Bldg Expense	305.90	500.00	194.10	305.90	3,000.00	2,694.10	6,000.00
<b>Repair &amp; Maintenance</b>	<b>1,402.72</b>	<b>1,348.33</b>	<b>(54.39)</b>	<b>1,402.72</b>	<b>8,089.98</b>	<b>6,687.26</b>	<b>16,180.00</b>
<b>Service</b>							
Lawn Maint. & Landscaping	4,150.00	900.00	(3,250.00)	4,150.00	5,400.00	1,250.00	10,800.00

