

Montarbor HOA

Balance Sheet
As of 07/31/10

ASSETS

Cash Checking - Operating	\$ 4,829.70	
Cash - Reserves	54,278.88	
HOA Assmts Receivable	6,172.00	
HOA Late Fees Receiv.	420.00	
Legal Fees Receivable	87.00	
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TOTAL ASSETS		\$ 65,787.58 =====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 2,647.91	
Reserves	54,278.88	
Prepaid Owner Assessments	3,830.00	
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Subtotal Current Liab.		\$ 60,756.79

RESERVES:

Subtotal Reserves	<hr/>	\$.00
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EQUITY:

Prior Years Retained Earnings	\$ 5,369.21	
Current Year Net Income/(Loss)	(338.42)	
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Subtotal Equity		\$ 5,030.79

TOTAL LIABILITIES & EQUITY		\$ 65,787.58 =====
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Montarbor HOA

Income/Expense Statement Period: 07/01/10 to 07/31/10

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:							
HOA Assmts. Income	8,400.00	8,400.00	.00	58,730.00	58,800.00	(70.00)	100,800.00
HOA Interest Charges Income	.00	5.00	(5.00)	.00	35.00	(35.00)	60.00
HOA Late Fees Income	220.00	40.00	180.00	1,260.00	280.00	980.00	480.00
Bad Debt Expense - Income Acct	.00	.00	.00	(1,286.95)	.00	(1,286.95)	.00
Legal Fees Income	32.00	.00	32.00	32.00	.00	32.00	.00
Interest Income - Operating	.41	.00	.41	8.21	.00	8.21	.00
Subtotal Income	8,652.41	8,445.00	207.41	58,743.26	59,115.00	(371.74)	101,340.00
EXPENSES							
General & Administrative							
Management Fees	1,008.00	1,008.00	.00	7,056.00	7,056.00	.00	12,096.00
Accounting Fees	.00	40.00	40.00	.00	280.00	280.00	480.00
CAI Membership / Education	.00	111.00	111.00	.00	777.00	777.00	1,332.00
Audit/Tax Return	.00	.00	.00	310.00	.00	(310.00)	.00
Legal Fees	.00	150.00	150.00	32.00	1,050.00	1,018.00	1,800.00
Postage & Mail	38.28	50.00	11.72	321.34	350.00	28.66	600.00
Insurance	.00	1,717.33	1,717.33	8,183.75	12,021.31	3,837.56	20,608.00
Admin Fees & Supplies	190.46	91.67	(98.79)	726.13	641.69	(84.44)	1,100.00
Newsletter	75.00	25.00	(50.00)	75.00	175.00	100.00	300.00
General & Administrative	1,311.74	3,193.00	1,881.26	16,704.22	22,351.00	5,646.78	38,316.00
Utilities							
Water & Sewer	1,999.91	416.00	(1,583.91)	5,277.49	2,912.00	(2,365.49)	4,992.00
Storm Water	.00	100.00	100.00	.00	700.00	700.00	1,200.00
Utilities	1,999.91	516.00	(1,483.91)	5,277.49	3,612.00	(1,665.49)	6,192.00
Repair & Maintenance							
R&M / Landscaping	4,190.00	150.00	(4,040.00)	4,452.00	1,050.00	(3,402.00)	1,800.00
R&M / Lighting	.00	83.33	83.33	142.32	583.31	440.99	1,000.00
R&M / Parking Lot, Asphalt	.00	40.00	40.00	395.00	280.00	(115.00)	480.00
R&M / Roof and Siding	.00	200.00	200.00	97.50	1,400.00	1,302.50	2,400.00
R&M / Fence	.00	25.00	25.00	.00	175.00	175.00	300.00
R&M / Gutters	.00	200.00	200.00	.00	1,400.00	1,400.00	2,400.00
R&M / Sprinklers	45.00	150.00	105.00	245.00	1,050.00	805.00	1,800.00
R&M / Misc. Bldg Expense	.00	500.00	500.00	305.90	3,500.00	3,194.10	6,000.00
Repair & Maintenance	4,235.00	1,348.33	(2,886.67)	5,637.72	9,438.31	3,800.59	16,180.00
Service							

Montarbor HOA

Income/Expense Statement Period: 07/01/10 to 07/31/10

Description	Current Period			Year-To-Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Service / Landscaping	630.00	900.00	270.00	4,780.00	6,300.00	1,520.00	10,800.00
Security Services	100.00	.00	(100.00)	700.00	.00	(700.00)	.00
Trash Removal	731.75	672.00	(59.75)	4,972.25	4,704.00	(268.25)	8,064.00
Service / Pest Control	.00	166.67	166.67	.00	1,166.69	1,166.69	2,000.00
Snow Removal	.00	650.00	650.00	4,017.00	4,550.00	533.00	7,800.00
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Service	1,461.75	2,388.67	926.92	14,469.25	16,720.69	2,251.44	28,664.00
Reserve Contributions							
Reserves - Unallocated	999.00	999.00	.00	6,993.00	6,993.00	.00	11,988.00
Reserves - Add'l Contributions	10,000.00	.00	(10,000.00)	10,000.00	.00	(10,000.00)	.00
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Reserve Contributions	10,999.00	999.00	(10,000.00)	16,993.00	6,993.00	(10,000.00)	11,988.00
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TOTAL EXPENSES	20,007.40	8,445.00	(11,562.40)	59,081.68	59,115.00	33.32	101,340.00
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Current Year Net Income/(loss)	(11,354.99)	.00	(11,354.99)	(338.42)	.00	(338.42)	.00
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