

Sample Community

Balance Sheet
As of 11/30/11

ASSETS

1010	Cash Checking - Operating	\$ 280,534.19	
1070	Cash Savings - Reserves	42,286.65	
1310	Assessments Receivable	10,925.07	
1320	Reserve Assmts. Receiv.	5,077.81	
1340	Late Fees Receivable	1,025.00	
1390	Owner Interest Receiv.	388.95	
1410	Special Assessment Receivable	29,285.70	
	TOTAL ASSETS		\$ 369,523.37

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 22,206.10	
3310	Prepaid Owner Assessments	760.50	
	Subtotal Current Liab.		\$ 22,966.60

RESERVES:

5011	Reserves - Unallocated	\$ 179.97	
5020	Reserves - Pavement	24,073.50	
5030	Reserves - Concrete	8,596.50	
5040	Reserves - Retaining Wall	9,436.68	
	Subtotal Reserves		\$ 42,286.65

EQUITY:

5510	Prior Year Net Inc./Loss	\$ 53,518.78	
	Current Year Net Income/(Loss)	250,751.34	
	Subtotal Equity		\$ 304,270.12
	TOTAL LIABILITIES & EQUITY		\$ 369,523.37

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Cash Flow Report
As of 11/30/11

	Current Month	YTD
Cash Beginning Balance	\$334,165.99	\$53,580.15
Operations:		
Net Profit/(Loss)	\$21,786.92	\$250,751.34
Accumulated Depr/Amort	\$.00	\$.00
Total From Operations	\$21,786.92	\$250,751.34
Other Uses Funds:		
Accounts Payable	\$10,962.09	\$22,206.10
Prepaid Owner Assessments	(1,279.50)	\$199.13
Reserves - Unallocated	\$59.99	\$179.97
Reserves - Pavement	\$2,188.50	\$24,073.50
Reserves - Concrete	\$781.50	\$8,596.50
Reserves - Retaining Wall	\$857.88	\$9,436.68
Prior Year Net Inc./Loss	\$.00	\$500.00
Total Uses of Funds	\$13,570.46	\$65,191.88
Net Incr/(Decr) in Cash	\$35,357.38	\$315,943.22
Cash Ending Balance	\$369,523.37	\$369,523.37
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Sample Community

Income/Expense Statement
Period: 11/01/11 to 11/30/11

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06310	Assessment Income	8,249.01	8,249.01	.00	90,739.11	90,739.11	.00	98,988.12
06320	Reserve Assmt. Income	3,827.88	3,827.88	.00	42,106.68	42,106.68	.00	45,934.56
06340	Late Fee Income	.00	125.00	(125.00)	11,105.00	1,375.00	9,730.00	1,500.00
06390	Owner Interest Income	.00	125.00	(125.00)	1,440.22	1,375.00	65.22	1,500.00
06410	Special Assessment Income	24,500.00	24,500.00	.00	269,500.00	269,500.00	.00	294,000.00
06905	Reserve Interest Income	59.99	.00	59.99	179.97	.00	179.97	.00
	Subtotal Income	36,636.88	36,826.89	(190.01)	415,070.98	405,095.79	9,975.19	441,922.68
EXPENSES								
General & Administrative								
07010	Management Fees	1,200.00	1,200.00	.00	13,200.00	13,200.00	.00	14,400.00
07020	Accounting Fees	250.00	.00	(250.00)	2,950.00	250.00	(2,700.00)	250.00
07260	Postage & Mail	22.92	22.92	.00	302.12	252.12	(50.00)	275.00
	General & Administrative	1,472.92	1,222.92	(250.00)	16,452.12	13,702.12	(2,750.00)	14,925.00
Community Room/Building								
08010	Electricity - Units	5,166.67	5,166.67	.00	56,833.37	56,833.37	.00	62,000.00
08030	Water & Sewer - Units	1,460.50	1,460.50	.00	16,065.50	16,065.50	.00	17,526.00
08050	Roof Maintenance - Units	100.00	100.00	.00	1,100.00	1,100.00	.00	1,200.00
08210	Pool Operation & Mgmt.	275.00	275.00	.00	3,025.00	3,025.00	.00	3,300.00
08240	Pool Supplies	520.83	520.83	.00	5,729.13	5,729.13	.00	6,250.00
08260	Pool Electricity	14.00	14.00	.00	154.00	154.00	.00	168.00
	Community Room/Building	7,537.00	7,537.00	.00	82,907.00	82,907.00	.00	90,444.00
Site Improvement								
08510	Landscaping	100.00	100.00	.00	2,300.00	1,100.00	(1,200.00)	1,200.00
	Site Improvement	100.00	100.00	.00	2,300.00	1,100.00	(1,200.00)	1,200.00
Personnel Expense								
	Personnel Expense	.00	.00	.00	.00	.00	.00	.00
Utilities								
	Utilities	.00	.00	.00	.00	.00	.00	.00
Maintenance								
09020	Grounds Maintenance	83.33	83.33	.00	916.63	916.63	.00	1,000.00

Sample Community

Income/Expense Statement

Period: 11/01/11 to 11/30/11

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09250	Maintenance Supplies	81.92	81.92	.00	901.12	901.12	.00	983.00
	Maintenance	165.25	165.25	.00	1,817.75	1,817.75	.00	1,983.00
Contract Services								
09610	Lawn Maint. & Landscaping	1,651.92	1,651.92	.00	18,171.12	18,171.12	.00	19,823.00
09700	Trash Removal	35.00	35.00	.00	385.00	385.00	.00	420.00
	Contract Services	1,686.92	1,686.92	.00	18,556.12	18,556.12	.00	20,243.00
Reserve Contributions								
09910	Reserves - Unallocated	59.99	.00	(59.99)	179.97	.00	(179.97)	.00
09920	Reserves - Concrete	2,188.50	2,188.50	.00	24,073.50	24,073.50	.00	26,262.00
09930	Reserves - Street Lights	781.50	781.50	.00	8,596.50	8,596.50	.00	9,378.00
09940	Reserves - Pool	857.88	857.88	.00	9,436.68	9,436.68	.00	10,294.56
	Reserve Contributions	3,887.87	3,827.88	(59.99)	42,286.65	42,106.68	(179.97)	45,934.56
	TOTAL EXPENSES	14,849.96	14,539.97	(309.99)	164,319.64	160,189.67	(4,129.97)	174,729.56
	Current Year Net Income/(loss)	21,786.92	22,286.92	(500.00)	250,751.34	244,906.12	5,845.22	267,193.12
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Sample Community

Reserve Statement

As of 11/30/11

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
Reserves - Unallocated	0.00	179.97	0.00	179.97
Reserves - Pavement	0.00	24,073.50	0.00	24,073.50
Reserves - Concrete	0.00	8,596.50	0.00	8,596.50
Reserves - Retaining Wall	0.00	9,436.68	0.00	9,436.68
Subtotal Reserves	0.00	42,286.65	0.00	42,286.65
TOTAL RESERVES	0.00	42,286.65	0.00	42,286.65
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Sample Community

Income/Expense Statement

Actual spreadsheet Start date: 01/01/11 Cutoff date: 11/30/11

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
INCOME:													
06310	8249	8249	8249	8249	8249	8249	8249	8249	8249	8249	8249	0	90739
06320	3828	3828	3828	3828	3828	3828	3828	3828	3828	3828	3828	0	42107
06340	585	700	710	3015	1625	1885	260	0	0	2325	0	0	11105
06390	391	169	165	0	0	0	0	0	0	715	0	0	1440
06410	24500	24500	24500	24500	24500	24500	24500	24500	24500	24500	24500	0	269500
06905	0	0	0	0	0	0	0	0	60	60	60	0	180
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Subtotal Income	37553	37446	37452	39592	38202	38462	36837	36577	36637	39676	36637	0	415071
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EXPENSES													
General & Administrative													
07010	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	0	13200
07020	250	250	250	450	250	250	250	250	250	250	250	0	2950
07260	23	23	23	73	23	23	23	23	23	23	23	0	302
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General & Administra	1473	1473	1473	1723	1473	1473	1473	1473	1473	1473	1473	0	16452
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Community Room/Building													
08010	5167	5167	5167	5167	5167	5167	5167	5167	5167	5167	5167	0	56833
08030	1461	1461	1461	1461	1461	1461	1461	1461	1461	1461	1461	0	16066
08050	100	100	100	100	100	100	100	100	100	100	100	0	1100
08210	275	275	275	275	275	275	275	275	275	275	275	0	3025
08240	521	521	521	521	521	521	521	521	521	521	521	0	5729
08260	14	14	14	14	14	14	14	14	14	14	14	0	154
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Community Room/Build	7537	7537	7537	7537	7537	7537	7537	7537	7537	7537	7537	0	82907
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Site Improvement													
08510	100	100	100	1300	100	100	100	100	100	100	100	0	2300
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Site Improvement	100	100	100	1300	100	100	100	100	100	100	100	0	2300
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Personnel Expense													
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Personnel Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
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Utilities													
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Sample Community

Income/Expense Statement

Actual spreadsheet Start date: 01/01/11 Cutoff date: 11/30/11

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Utilities	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance													
09020	83	83	83	83	83	83	83	83	83	83	83	0	917
09250	82	82	82	82	82	82	82	82	82	82	82	0	901
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Maintenance	165	165	165	165	165	165	165	165	165	165	165	0	1818
Contract Services													
09610	1652	1652	1652	1652	1652	1652	1652	1652	1652	1652	1652	0	18171
09700	35	35	35	35	35	35	35	35	35	35	35	0	385
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Contract Services	1687	1687	1687	1687	1687	1687	1687	1687	1687	1687	1687	0	18556
Reserve Contributions													
09910	0	0	0	0	0	0	0	0	60	60	60	0	180
09920	2189	2189	2189	2189	2189	2189	2189	2189	2189	2189	2189	0	24074
09930	782	782	782	782	782	782	782	782	782	782	782	0	8597
09940	858	858	858	858	858	858	858	858	858	858	858	0	9437
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Reserve Contribution	3828	3828	3828	3828	3828	3828	3828	3828	3888	3888	3888	0	42287
TOTAL EXPENSES	14790	14790	14790	16240	14790	14790	14790	14790	14850	14850	14850	0	164320
CURRENT YEAR NET INCOME/	22763	22656	22662	23352	23412	23672	22047	21787	21787	24826	21787	0	250751
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AGED OWNER BALANCES: AS OF Feb. 20, 2012
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
10 Magnolia Way	Carl McNeal	0.00	896.88	0.00	0.00	896.88
12 Magnolia Way	Harry Potter	0.00	0.03	0.00	0.00	0.03
13 Magnolia Way	Rob Snyder	0.00	796.88	0.00	0.00	796.88
14 Magnolia Way	Jenny Craig	0.00	1528.76	0.00	0.00	1528.76
15 Magnolia Way	Kim Wells	0.00	435.64	0.00	78.13	513.77
16 Magnolia Way	Jerry McGee	0.00	821.88	0.00	0.00	821.88
17 Magnolia Way	Joe McBrown	0.00	796.88	0.00	0.00	796.88
18 Magnolia Way	Billy Jean	0.00	2362.43	0.00	0.00	2362.43
18 Magnolia Way	Joe Blow*	0.00	100.00	0.00	0.00	100.00
19 Magnolia Way	Bob Spears	0.00	817.37	0.00	0.00	817.37
20 Magnolia Way	Mary Beth	0.00	817.37	0.00	2345.33	3162.70
21 Magnolia Way	Nora Lynch	0.00	817.37	0.00	0.00	817.37
22 Magnolia Way	Jack Lynch	0.00	817.37	0.00	0.00	817.37
23 Magnolia Way	Betty Smithers	0.00	817.37	0.00	0.00	817.37
23 Magnolia Way	Howard Pine*	0.00	0.00	0.00	174.25	174.25
24 Magnolia Way	Stacey Williams	0.00	842.37	0.00	0.00	842.37
25 Magnolia Way	Jay Johnson	0.00	817.37	0.00	1108.83	1926.20
26 Magnolia Way	Sharon Pina	0.00	817.37	0.00	752.37	1569.74
27 Magnolia Way	Angela Stone	0.00	817.37	0.00	752.37	1569.74
28 Magnolia Way	Betty Harper	0.00	817.37	0.00	0.00	817.37
29 Magnolia Way	Jessica Pain	0.00	817.37	0.00	0.00	817.37
30 Magnolia Way	Ron Garrison	0.00	817.37	0.00	1581.83	2399.20
31 Magnolia Way	Josh Washer	0.00	856.28	0.00	1609.86	2466.14
32 Magnolia Way	Shawn Bell	0.00	831.28	0.00	0.00	831.28
33 Magnolia Way	Tom Black	0.00	831.28	0.00	0.00	831.28
34 Magnolia Way	Pam Macey	0.00	831.28	0.00	3165.09	3996.37
35 Magnolia Way	Jackie Burk	0.00	831.28	0.00	2387.48	3218.76
36 Magnolia Way	Sam Smithers	0.00	831.28	0.00	3165.09	3996.37
37 Magnolia Way	Johnny Knox	0.00	831.28	0.00	3165.09	3996.37
38 Magnolia Way	Beth Steele	0.00	831.28	0.00	2387.48	3218.76
39 Magnolia Way	Albert Einstein	0.00	831.28	0.00	766.28	1597.56
40 Magnolia Way	Lisa Snoozer	0.00	831.28	0.00	3165.09	3996.37
41 Magnolia Way	Tom Jones	0.00	831.28	0.00	766.28	1597.56
42 Magnolia Way	Jenny Heneka	0.00	831.28	0.00	766.28	1597.56
43 Magnolia Way	Ashley Turn	0.00	831.28	0.00	2387.48	3218.76
44 Magnolia Way	April Walls	0.00	831.28	0.00	2387.48	3218.76
45 Magnolia Way	Brooke Berry	0.00	319.50	0.00	279.50	599.00
46 Magnolia Way	Jenny Becker	0.00	609.00	0.00	0.00	609.00
47 Magnolia Way	Teresa Jones	0.00	844.50	0.00	779.50	1624.00
48 Magnolia Way	Jennifer Jordan	0.00	844.50	0.00	779.50	1624.00
49 Magnolia Way	James Hamilton	0.00	844.50	0.00	3218.56	4063.06
111 Magnolia Way	James Brown	0.00	761.05	0.00	696.05	1457.10
222 Magnolia Way	John Smith	0.00	761.05	0.00	696.05	1457.10
333 Magnolia Way	Joe Bob	0.00	761.05	0.00	2174.71	2935.76
444 Magnolia Way	Happy Gilmore	0.00	761.05	0.00	1468.36	2229.41
555 Magnolia Way	Missy Kitty	0.00	761.05	0.00	696.05	1457.10
666 Magnolia Way	Ace Ventura	0.00	761.05	0.00	696.05	1457.10
777 Magnolia Way	Bobby Brown	0.00	761.05	0.00	0.00	761.05
888 Magnolia Way	Kate Small	0.00	796.88	0.00	0.00	796.88
999 Magnolia Way	Mary Jones*	0.00	846.88	0.00	788.18	1635.06

AGED OWNER BALANCES: AS OF Feb. 20, 2012
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
	TOTAL:	0.00	39668.85	0.00	45184.60	84853.45

AGED OWNER BALANCES: AS OF Feb. 20, 2012
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
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REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		HOA ASSESSMENT	1310	0.00	8147.66	0.00	10771.31	18918.97
C1		Spec. Assmt	1410	0.00	24288.40	0.00	28131.94	52420.34
C2		Reserve Assmt.	1320	0.00	3906.00	0.00	4921.57	8827.57
01		Late Fees	1340	0.00	3065.00	0.00	975.00	4040.00
02		NSF charges	1380	0.00	25.00	0.00	0.00	25.00
03		Admin. Fees	1380	0.00	100.00	0.00	0.00	100.00
04		Interest	1390	0.00	11.79	0.00	384.78	396.57
05		Attorney Fees	1350	0.00	50.00	0.00	0.00	50.00
10		Guest Pass	1480	0.00	75.00	0.00	0.00	75.00
GRAND TOTAL:				0.00	39668.85	0.00	45184.60	84853.45

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01310	Assessments Receivable	18918.97
01340	Late Fees Receivable	4040.00
01410	Special Assessment Receivab	52420.34
01320	Reserve Assmts. Receiv.	8827.57
01480	Pool Guest Pass Receivable	75.00
01390	Owner Interest Receiv.	396.57
01380	Owner Admin. Fees Receiv.	125.00
01350	Legal Fees Receivable	50.00
TOTAL		\$84853.45