

Balance Sheet Report
Carter Ranch HOA
 As of December 31, 2009

	<u>Balance Dec 31, 2009</u>	<u>Balance Oct 31, 2009</u>	<u>Change</u>
<u>Assets</u>			
<u>Assets</u>			
1000 - Colonial	12,588.19	22,145.20	(9,557.01)
1100 - Money Market - Regions	40,885.31	40,868.77	16.54
Total Assets	53,473.50	63,013.97	(9,540.47)
Recivables			
1400 - Accounts Receivable	57,991.83	83,507.65	(25,515.82)
Total Recivables	57,991.83	83,507.65	(25,515.82)
Fixed Assets			
1600 - Furniture and Equipment	15,904.09	15,904.09	0.00
Total Fixed Assets	15,904.09	15,904.09	0.00
Other Assets			
1902 - Prepaid Expenses	276.84	276.84	0.00
Total Other Assets	276.84	276.84	0.00
Total Assets	127,646.26	162,702.55	(35,056.29)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	7,817.07	8,602.79	(785.72)
2050 - Prepaid Assessments	18,484.36	18,484.36	0.00
Total Liabilities	26,301.43	27,087.15	(785.72)
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	<u>Balance Dec 31, 2009</u>	<u>Balance Oct 31, 2009</u>	<u>Change</u>
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	120,346.13	120,346.13	0.00
Total Equity	120,346.13	120,346.13	0.00
Total Owners' Equity	120,346.13	120,346.13	0.00
Net Income / (Loss)	(19,001.30)	15,269.27	(34,270.57)
Total Liabilities and Equity	127,646.26	162,702.55	(35,056.29)

Income Statement Report

Carter Ranch HOA

December 01, 2009 thru December 31, 2009

	Current Period		Year to Date (12 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Income						
Income						
4100 - Assessments	1,773.11	0.00	197,624.58	193,800.00	3,824.58	(3,824.58)
4200 - Late/NSF Fee	(3,991.31)	1,292.00	20,788.41	15,504.00	5,284.41	(5,284.41)
4300 - Misc Income	543.73	125.00	877.04	1,500.00	(622.96)	622.96
4350 - Violation charge	50.00	0.00	6,113.52	0.00	6,113.52	(6,113.52)
4500 - Interest Income	12.30	0.00	601.99	0.00	601.99	(601.99)
4801 - Working Revenue 2	1,950.00	800.00	12,300.00	9,600.00	2,700.00	(2,700.00)
4810 - Fines	0.00	250.00	1,203.75	3,000.00	(1,796.25)	1,796.25
4831 - Pool Key Revenue	0.00	125.00	25.00	1,500.00	(1,475.00)	1,475.00
4900 - Other Income	0.00	0.00	(696.71)	0.00	(696.71)	696.71
Total Income	337.83	2,592.00	238,837.58	224,904.00	13,933.58	(13,933.58)
Total Income	337.83	2,592.00	238,837.58	224,904.00	13,933.58	(13,933.58)
Expense						
Expenses						
6001 - Reserve Contributions	0.00	147.00	0.00	1,768.00	(1,768.00)	1,768.00
Total Expenses	0.00	147.00	0.00	1,768.00	(1,768.00)	1,768.00
General & Administrative						
5103 - Newsletters	0.00	100.00	1,653.64	1,200.00	453.64	(453.64)
5104 - Administrative Expenses/Postage	329.80	450.00	3,560.92	5,400.00	(1,839.08)	1,839.08
5105 - Website Expense	0.00	0.00	880.00	0.00	880.00	(880.00)
5106 - Homeowner Functions	300.00	300.00	2,216.66	3,600.00	(1,383.34)	1,383.34
5110 - Professional Management	3,000.00	3,000.00	36,000.00	36,000.00	0.00	0.00
5122 - Annual Meeting Expenses	0.00	0.00	450.00	0.00	450.00	(450.00)
5160 - Bad Debt Expense	358.75	807.00	6,446.19	9,690.00	(3,243.81)	3,243.81
5170 - Bank Fees	0.00	0.00	22.00	0.00	22.00	(22.00)
5176 - Legal Fees	293.92	1,000.00	(2,567.12)	12,000.00	(14,567.12)	14,567.12
5177 - Legal Fees Billed Back	991.68	(800.00)	3,468.11	(9,600.00)	13,068.11	(13,068.11)

Income Statement Report

Carter Ranch HOA

December 01, 2009 thru December 31, 2009

Expense	Current Period		Year to Date (12 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
General & Administrative						
5180 - Audit & Accounting	0.00	100.00	0.00	1,200.00	(1,200.00)	1,200.00
Total General & Administrative	5,274.15	4,957.00	52,130.40	59,490.00	(7,359.60)	7,359.60
Taxes						
5201 - Property Taxes	552.86	33.00	552.86	400.00	152.86	(152.86)
Total Taxes	552.86	33.00	552.86	400.00	152.86	(152.86)
Insurance						
5252 - Umbrella	0.00	33.00	0.00	400.00	(400.00)	400.00
5310 - General Liability	614.54	667.00	4,857.05	8,000.00	(3,142.95)	3,142.95
5320 - Directors & Officers Liability	0.00	208.00	0.00	2,500.00	(2,500.00)	2,500.00
Total Insurance	614.54	908.00	4,857.05	10,900.00	(6,042.95)	6,042.95
Utilities						
6000 - Telephone	0.00	100.00	455.85	1,200.00	(744.15)	744.15
6010 - Electric	2,435.50	2,520.00	32,855.40	30,240.00	2,615.40	(2,615.40)
6020 - Water/Sewer	403.17	1,100.00	15,056.79	13,200.00	1,856.79	(1,856.79)
Total Utilities	2,838.67	3,720.00	48,368.04	44,640.00	3,728.04	(3,728.04)
Infrastructure & Maintenance						
6260 - Electrical Repairs & Maintenance	0.00	0.00	871.06	0.00	871.06	(871.06)
6264 - Holiday Decoration	0.00	417.00	3,021.63	5,000.00	(1,978.37)	1,978.37
6270 - Gate Repairs	0.00	0.00	392.50	0.00	392.50	(392.50)
6290 - Common Area Maintenance/Cleaning	500.00	200.00	4,476.65	2,400.00	2,076.65	(2,076.65)
6505 - Lake Maintenance	195.00	1,564.00	20,454.85	18,774.00	1,680.85	(1,680.85)
6510 - Fountain Maintenance	246.27	450.00	5,437.86	5,400.00	37.86	(37.86)
Total Infrastructure & Maintenance	941.27	2,631.00	34,654.55	31,574.00	3,080.55	(3,080.55)
Pool						
6300 - Swimming Pool Maintenance	0.00	0.00	451.07	0.00	451.07	(451.07)
6310 - Pool Key Expense	0.00	100.00	1,676.05	1,200.00	476.05	(476.05)

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December 01, 2009 thru December 31, 2009

Expense	Current Period		Year to Date (12 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
Pool						
6320 - Pool Service	786.38	875.00	10,418.08	10,500.00	10,500.00	81.92
6330 - Pool Supplies/Maintenance	0.00	833.00	6,193.13	10,000.00	10,000.00	3,806.87
6340 - Pool Repairs	0.00	0.00	14,302.33	0.00	0.00	(14,302.33)
6345 - Porter Service	250.00	200.00	3,010.00	2,400.00	2,400.00	(610.00)
6350 - Pool Furniture and Fixtures	0.00	277.00	4,388.25	3,324.00	3,324.00	(1,064.25)
6360 - Pool Monitoring	0.00	0.00	9,202.50	0.00	0.00	(9,202.50)
Total Pool	1,036.38	2,285.00	49,641.41	27,424.00	27,424.00	(22,217.41)
Landscaping						
6400 - Landscaping	3,897.00	3,767.00	46,421.96	45,204.00	45,204.00	(1,217.96)
6403 - Lot Maintenance	0.00	0.00	2,294.57	0.00	0.00	(2,294.57)
6405 - Annual Color	0.00	250.00	3,464.00	3,000.00	3,000.00	(464.00)
6500 - Irrigation	0.00	167.00	1,476.58	2,004.00	2,004.00	527.42
Total Landscaping	3,897.00	4,184.00	53,657.11	50,208.00	50,208.00	(3,449.11)
Total Expense	15,154.87	18,865.00	243,861.42	226,404.00	226,404.00	(17,457.42)
Net Income / (Loss)	(14,817.04)	(16,273.00)	(5,023.84)	(1,500.00)	(1,500.00)	3,523.84