

ONE BRECK PLACE HOA
Balance Sheet
As of July 31, 2015

	<u>Jul 31, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · OB- Operating	1,000.83
1020 · OB- Savings	31,322.70
1030 · OB- Reserves	413,955.77
1040 · OB - Working Capital	5,038.07
Total Checking/Savings	<u>451,317.37</u>
Accounts Receivable	
1200 · Accounts Receivable	31,881.87
Total Accounts Receivable	<u>31,881.87</u>
Total Current Assets	483,199.24
Fixed Assets	
1351 · Accum Depreciation-Major repair	-10,399.00
1250 · Roof	248,397.48
1300 · Accumulated Depreciation-Roof	-46,629.00
1350 · Major Replacements/Improvements	53,731.79
Total Fixed Assets	<u>245,101.27</u>
TOTAL ASSETS	<u>728,300.51</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	2,778.78
Total Accounts Payable	<u>2,778.78</u>
Total Current Liabilities	<u>2,778.78</u>
Total Liabilities	2,778.78
Equity	
3100 · Working Capital	44,908.80
3200 · Reserve Equity	167,901.59
3900 · Retained Earnings	201,496.26
Net Income	311,215.08
Total Equity	<u>725,521.73</u>
TOTAL LIABILITIES & EQUITY	<u>728,300.51</u>

ONE BRECK PLACE HOA

Operating Budget vs Actual
July 2015

	Jul 15	Budget	\$ Over Budget	% of Budget	Oct '14 - Jul 15	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
REVENUE									
4010 · Assoc Dues - Operating	54,600.00	54,600.00	0.00	100.0%	218,400.00	218,400.00	0.00	100.0%	218,400.00
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	-336.51	0.00	-336.51	100.0%	4,492.58	0.00	4,492.58	100.0%	0.00
4035 · Interest Income	18.76	0.00	18.76	100.0%	166.40	0.00	166.40	100.0%	0.00
4036 · Working Capital Interest Income	0.32	0.00	0.32	100.0%	4.45	0.00	4.45	100.0%	0.00
Total REVENUE	54,282.57	54,600.00	-317.43	99.4%	223,063.43	218,400.00	4,663.43	102.1%	218,400.00
Total Income	54,282.57	54,600.00	-317.43	99.4%	223,063.43	218,400.00	4,663.43	102.1%	218,400.00
Expense									
EXPENSES									
Admin									
8020 · Management Fee	2,583.33	2,583.33	0.00	100.0%	25,833.30	25,833.30	0.00	100.0%	30,999.96
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	100.00	-100.00	0.0%	1,724.00	400.00	1,324.00	431.0%	500.00
8060 · Insurance	2,179.05	2,488.20	-309.15	87.6%	26,845.06	20,825.52	6,019.54	128.9%	25,801.91
8065 · Postage	0.00	0.00	0.00	0.0%	0.00	10.00	-10.00	0.0%	10.00
8070 · Admin Expense	16.00	16.00	0.00	100.0%	1,332.35	891.00	441.35	149.5%	923.00
8076 · Tax Returns	0.00	0.00	0.00	0.0%	0.00	620.00	-620.00	0.0%	620.00
Total Admin	4,778.38	5,187.53	-409.15	92.1%	55,744.71	48,579.82	7,164.89	114.7%	58,854.87
M & R									
8102 · General Supplies	0.00	69.00	-69.00	0.0%	327.86	690.00	-362.14	47.5%	827.43
8100 · M & R - General	688.40	800.00	-131.60	83.6%	5,270.15	8,100.00	-2,829.85	65.1%	9,738.00
Total M & R	688.40	869.00	-200.60	76.9%	5,598.01	8,790.00	-3,191.99	63.7%	10,565.43
Op									
8200 · Snow Removal	0.00	0.00	0.00	0.0%	18,922.50	16,300.00	2,622.50	116.1%	16,300.00
8210 · Snow Removal/Roof	0.00	0.00	0.00	0.0%	8,835.00	10,000.00	-1,165.00	88.4%	10,000.00
8220 · Landscaping	1,177.50	3,000.00	-1,822.50	39.3%	5,552.50	9,700.00	-4,147.50	57.2%	11,500.00
Total Op	1,177.50	3,000.00	-1,822.50	39.3%	33,310.00	36,000.00	-2,690.00	92.5%	37,800.00
Utils									
8335 · Internet	975.00	975.00	0.00	100.0%	9,750.00	9,750.00	0.00	100.0%	11,700.00
8300 · Cable TV	1,803.78	1,917.53	-113.75	94.1%	17,724.39	18,652.34	-927.95	95.0%	22,487.40
8305 · Common Area Electric	6,724.78	76.32	6,648.46	8,811.3%	7,346.16	8,277.84	-931.68	88.7%	8,438.90
8310 · Pool Use Fees	2,485.44	2,485.00	0.44	100.0%	9,945.76	9,944.00	1.76	100.0%	9,944.00
8315 · Trash Removal	1,427.00	1,454.25	-27.25	98.1%	14,270.00	14,334.75	-64.75	99.5%	17,243.25
8320 · Water	3,375.56	2,450.43	925.13	137.8%	11,282.98	11,296.48	-13.49	99.9%	14,596.55
8325 · Sewer	6,692.40	6,692.40	0.00	100.0%	26,769.60	26,769.60	0.00	100.0%	26,769.60
Total Utils	23,484.96	16,051.93	7,433.03	146.3%	97,088.90	99,025.01	-1,936.11	98.0%	111,179.70
Total EXPENSES	30,109.24	25,108.46	5,000.78	119.9%	191,741.62	192,394.83	-653.21	99.7%	218,400.00
Total Expense	30,109.24	25,108.46	5,000.78	119.9%	191,741.62	192,394.83	-653.21	99.7%	218,400.00
Net Ordinary Income	24,173.33	29,491.54	-5,318.21	82.0%	31,321.81	26,005.17	5,316.64	120.4%	0.00
Net Income	24,173.33	29,491.54	-5,318.21	82.0%	31,321.81	26,005.17	5,316.64	120.4%	0.00

ONE BRECK PLACE HOA
Reserve
October 2014 through July 2015

	<u>TOTAL</u>
Other Income/Expense	
Other Income	
Assoc. Dues - Reserve	46,800.00
Special Assessment	763,710.00
Reserve Interest Income	<u>841.03</u>
Total Other Income	811,351.03
Other Expense	
Reserve Expenses	
Exterior Upgrade	<u>531,457.76</u>
Total Reserve Expenses	<u>531,457.76</u>
Total Other Expense	<u>531,457.76</u>
Net Other Income	<u>279,893.27</u>
Net Income	<u><u>279,893.27</u></u>