

Carleton Oaks HOA, Inc.
BALANCE SHEET
As of 01/31/10

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
ASSETS					
CURRENT ASSETS					
1007	1st United Bank Operating	192,432.21			192,432.21
1025	Petty Cash	300.00			300.00
1120	Anchor Bank-Reserve		116,448.25		116,448.25
1150	Anchor Bk CD 3/10/12 2.0%		120,804.86		120,804.86
1501	A/R: Maintenance Fees	20,456.27			20,456.27
1510	Allowance for Uncollectibles	(20,000.00)			(20,000.00)
1610	Prepaid Insurance	5,156.94			5,156.94
1900	Refundable Deposits	2,235.75			2,235.75
	TOTAL ASSEST	200,581.17	237,253.11	.00	437,834.28
LIABILITIES AND EQUITY					
CURRENT LIABILITIES:					
2001	Accounts Payable	81.11			81.11
2301	Prepaid Owner Assessments	1,111.59			1,111.59
2400	Unearned Maintenance Fees	79,425.33			79,425.33
	Total Current Liabilities	80,618.03	.00	.00	80,618.03
RESERVES					
3010	Reserves - Unallocated		219,079.52		219,079.52
3050	Reserves - Interest		18,173.59		18,173.59
	Total Reserves	.00	237,253.11	.00	237,253.11
EQUITY					
3980	Contrib. Capital - Owners	56,926.81			56,926.81
3999	Retained Earnings	52,706.48			52,706.48
	Current Year Net Income/ (Loss)	10,329.85	.00	.00	10,329.85
	Total Equity	119,963.14	.00	.00	119,963.14
	TOTAL LIABILITIES & EQUITY	200,581.17	237,253.11	.00	437,834.28

Carleton Oaks HOA, Inc.
Income/Expense Statement
 Period: 01/01/10 to 01/31/10

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME								
04001	Maintenance Fee Income	36,754.34	36,776.94	(22.60)	36,754.34	36,776.94	(22.60)	441,323.39
04002	Reserve Income	2,958.33	2,958.33	.00	2,958.33	2,958.33	.00	35,500.00
04015	Late Fee Income	325.00	.00	325.00	325.00	.00	325.00	.00
04030	Gate/Care/Remote	80.00	.00	80.00	80.00	.00	80.00	.00
04040	Application Fees	100.00	.00	100.00	100.00	.00	100.00	.00
04045	Interest Income	76.26	.00	76.26	76.26	.00	76.26	.00
04050	Interest Inc. Reserves	332.94	.00	332.94	332.94	.00	332.94	.00
	Total Income	40,626.87	39,735.27	891.60	40,626.87	39,735.27	891.60	476,823.39
EXPENSES								
General & Administrative								
07010	Management/Accounting	1,757.84	1,753.33	(4.51)	1,757.84	1,753.33	(4.51)	21,040.00
07011	Accounting	523.16	528.41	5.25	523.16	528.41	5.25	6,341.00
07160	Legal Fees	265.60	442.04	176.44	265.60	442.04	176.44	5,304.50
07260	Postage/Printing	521.21	208.50	(312.71)	521.21	208.50	(312.71)	2,502.00
07265	Office Expenses	205.00	125.00	(80.00)	205.00	125.00	(80.00)	1,500.00
07280	Insurance	642.29	683.33	41.04	642.29	683.33	41.04	8,200.00
07400	Federal Income Tax	.00	8.33	8.33	.00	8.33	8.33	100.00
07450	Licensing Fees & Taxes	.00	37.50	37.50	.00	37.50	37.50	450.00
07460	Audit Services	.00	291.66	291.66	.00	291.66	291.66	3,500.00
07475	Committee Expenses	.00	8.33	8.33	.00	8.33	8.33	100.00
07480	Security	255.60	86.00	(169.60)	255.60	86.00	(169.60)	1,032.00
09909	Bad Debts	.00	779.12	779.12	.00	779.12	779.12	9,349.48
	General & Administrative	4,170.70	4,951.55	780.85	4,170.70	4,951.55	780.85	59,418.98
Maintenance								
07520	Landscape Maintenance	13,489.00	13,488.58	(.42)	13,489.00	13,488.58	(.42)	161,863.00
07525	Landscape Replacement	.00	833.33	833.33	.00	833.33	833.33	10,000.00
07530	Fertilizer/Pest Control	.00	694.80	694.80	.00	694.80	694.80	8,337.63
07540	Pool Maintenance	235.00	300.00	65.00	235.00	300.00	65.00	3,600.00
07545	Pool Repair	.00	166.66	166.66	.00	166.66	166.66	2,000.00
07546	Pool Heater	.00	416.66	416.66	.00	416.66	416.66	5,000.00
07575	Mulch	.00	1,666.66	1,666.66	.00	1,666.66	1,666.66	20,000.00
07580	Tree Pruning (Oaks)	.00	750.00	750.00	.00	750.00	750.00	9,000.00
07585	Tree Pruning (Palms)	.00	1,166.66	1,166.66	.00	1,166.66	1,166.66	14,000.00
07590	Janitorial	2,107.00	2,107.00	.00	2,107.00	2,107.00	.00	25,284.00
07595	Pressure Cleaning Walks/Swale	.00	655.83	655.83	.00	655.83	655.83	7,870.00
07598	Lake Maintenance	310.00	310.00	.00	310.00	310.00	.00	3,720.00
07600	Irrigation	.00	833.33	833.33	.00	833.33	833.33	10,000.00
07604	Irrigation Pump Maintenance	.00	208.33	208.33	.00	208.33	208.33	2,500.00
07605	Gate Maintenance	110.23	291.66	181.43	110.23	291.66	181.43	3,500.00
07607	Property Line Fence Maint	.00	83.33	83.33	.00	83.33	83.33	1,000.00
07610	Tennis Court Maintenance	.00	41.66	41.66	.00	41.66	41.66	500.00
07620	Misc Maintenance & Repairs	.00	666.66	666.66	.00	666.66	666.66	8,000.00
	Maintenance	16,251.23	24,681.15	8,429.92	16,251.23	24,681.15	8,429.92	296,174.63
Utilities								

Carleton Oaks HOA, Inc.
Income/Expense Statement
Period: 01/01/10 to 01/31/10

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08910	Electricity	1,491.76	1,767.91	276.15	1,491.76	1,767.91	276.15	21,215.00
08920	Water & Sewer	81.11	53.04	(28.07)	81.11	53.04	(28.07)	636.54
08940	Cable	4,949.58	5,250.00	300.42	4,949.58	5,250.00	300.42	63,000.00
08990	Telephone	61.33	72.93	11.60	61.33	72.93	11.60	875.24
	Utilities	6,583.78	7,143.88	560.10	6,583.78	7,143.88	560.10	85,726.78
Reserve Contributions								
09910	Reserves Unallocated	2,958.37	2,958.33	(.04)	2,958.37	2,958.33	(.04)	35,500.00
09911	Reserve Interest	332.94	.00	(332.94)	332.94	.00	(332.94)	.00
	Reserve Contributions	3,291.31	2,958.33	(332.98)	3,291.31	2,958.33	(332.98)	35,500.00
	TOTAL EXPENSES	30,297.02	39,734.91	9,437.89	30,297.02	39,734.91	9,437.89	476,820.39
	CURRENT YEAR NET INCOME/(LOSS)	10,329.85	.36	10,329.49	10,329.85	.36	10,329.49	3.00