

Carleton Oaks HOA, Inc.
BALANCE SHEET
As of 02/28/10

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
ASSETS					
CURRENT ASSETS					
1007	1st United Bank Operating	160,193.15			160,193.15
1010	1st United - Damage Deposit	1,000.00			1,000.00
1025	Petty Cash	300.00			300.00
1120	Anchor Bank-Reserve		119,496.60		119,496.60
1150	Anchor Bk CD 3/10/12 2.0%		121,010.23		121,010.23
1501	A/R: Maintenance Fees	20,431.27			20,431.27
1510	Allowance for Uncollectibles	(20,000.00)			(20,000.00)
1610	Prepaid Insurance	4,514.65			4,514.65
1900	Refundable Deposits	2,235.75			2,235.75
	TOTAL ASSEST	168,674.82	240,506.83	.00	409,181.65
LIABILITIES AND EQUITY					
CURRENT LIABILITIES:					
2140	Accrued Expenses	66.54			66.54
2200	Damage Deposit	1,000.00			1,000.00
2301	Prepaid Owner Assessments	1,111.59			1,111.59
2400	Unearned Maintenance Fees	39,712.66			39,712.66
	Total Current Liabilities	41,890.79	.00	.00	41,890.79
RESERVES					
3010	Reserves - Unallocated		222,037.85		222,037.85
3050	Reserves - Interest		18,468.98		18,468.98
	Total Reserves	.00	240,506.83	.00	240,506.83
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)	17,150.74	.00	.00	17,150.74
	Total Equity	126,784.03	.00	.00	126,784.03
	TOTAL LIABILITIES & EQUITY	168,674.82	240,506.83	.00	409,181.65

Carleton Oaks HOA, Inc.
Income/Expense Statement
Period: 02/01/10 to 02/28/10

Description	Current Period			Year-To-Date			Yearly Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
INCOME								
04001	Maintenance Fee Income	36,754.34	36,776.94	(22.60)	73,508.68	73,553.88	(45.20)	441,323.39
04002	Reserve Income	2,958.33	2,958.33	.00	5,916.66	5,916.66	.00	35,500.00
04015	Late Fee Income	.00	.00	.00	325.00	.00	325.00	.00
04020	Misc Owner Income	100.00	.00	100.00	100.00	.00	100.00	.00
04030	Gate/Care/Remote	.00	.00	.00	80.00	.00	80.00	.00
04040	Application Fees	100.00	.00	100.00	200.00	.00	200.00	.00
04045	Interest Income	68.85	.00	68.85	145.11	.00	145.11	.00
04050	Interest Inc. Reserves	295.39	.00	295.39	628.33	.00	628.33	.00
	Total Income	40,276.91	39,735.27	541.64	80,903.78	79,470.54	1,433.24	476,823.39
EXPENSES								
General & Administrative								
07010	Management/Accounting	1,757.84	1,753.33	(4.51)	3,515.68	3,506.66	(9.02)	21,040.00
07011	Accounting	523.16	528.41	5.25	1,046.32	1,056.82	10.50	6,341.00
07160	Legal Fees	1,050.00	442.04	(607.96)	1,315.60	884.08	(431.52)	5,304.50
07260	Postage/Printing	.00	208.50	208.50	521.21	417.00	(104.21)	2,502.00
07265	Office Expenses	146.18	125.00	(21.18)	351.18	250.00	(101.18)	1,500.00
07280	Insurance	592.29	683.33	91.04	1,234.58	1,366.66	132.08	8,200.00
07400	Federal Income Tax	.00	8.33	8.33	.00	16.66	16.66	100.00
07450	Licensing Fees & Taxes	.00	37.50	37.50	.00	75.00	75.00	450.00
07460	Audit Services	.00	291.66	291.66	.00	583.32	583.32	3,500.00
07475	Committee Expenses	.00	8.33	8.33	.00	16.66	16.66	100.00
07480	Security	.00	86.00	86.00	255.60	172.00	(83.60)	1,032.00
09909	Bad Debts	.00	779.12	779.12	.00	1,558.24	1,558.24	9,349.48
	General & Administrative	4,069.47	4,951.55	882.08	8,240.17	9,903.10	1,662.93	59,418.98
Maintenance								
07520	Landscape Maintenance	13,489.00	13,488.58	(.42)	26,978.00	26,977.16	(.84)	161,863.00
07525	Landscape Replacement	1,600.00	833.33	(766.67)	1,600.00	1,666.66	66.66	10,000.00
07530	Fertilizer/Pest Control	.00	694.80	694.80	70.00	1,389.60	1,319.60	8,337.63
07540	Pool Maintenance	235.00	300.00	65.00	470.00	600.00	130.00	3,600.00
07545	Pool Repair	54.81	166.66	111.85	54.81	333.32	278.51	2,000.00
07546	Pool Heater	.00	416.66	416.66	.00	833.32	833.32	5,000.00
07575	Mulch	.00	1,666.66	1,666.66	.00	3,333.32	3,333.32	20,000.00
07580	Tree Pruning (Oaks)	.00	750.00	750.00	.00	1,500.00	1,500.00	9,000.00
07585	Tree Pruning (Palms)	.00	1,166.66	1,166.66	.00	2,333.32	2,333.32	14,000.00
07590	Janitorial	2,657.09	2,107.00	(550.09)	4,764.09	4,214.00	(550.09)	25,284.00
07595	Pressure Cleaning Walks/Swale	.00	655.83	655.83	.00	1,311.66	1,311.66	7,870.00
07598	Lake Maintenance	310.00	310.00	.00	620.00	620.00	.00	3,720.00
07600	Irrigation	.00	833.33	833.33	.00	1,666.66	1,666.66	10,000.00
07604	Irrigation Pump Maintenance	.00	208.33	208.33	.00	416.66	416.66	2,500.00
07605	Gate Maintenance	.00	291.66	291.66	110.23	583.32	473.09	3,500.00
07607	Property Line Fence Maint	.00	83.33	83.33	.00	166.66	166.66	1,000.00
07610	Tennis Court Maintenance	.00	41.66	41.66	.00	83.32	83.32	500.00
07620	Misc Maintenance & Repairs	721.56	666.66	(54.90)	721.56	1,333.32	611.76	8,000.00
	Maintenance	19,067.46	24,681.15	5,613.69	35,388.69	49,362.30	13,973.61	296,174.63

Carleton Oaks HOA, Inc.
Income/Expense Statement
Period: 02/01/10 to 02/28/10

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Utilities								
08910	Electricity	1,914.13	1,767.91	(146.22)	3,405.89	3,535.82	129.93	21,215.00
08920	Water & Sewer	66.54	53.04	(13.50)	147.65	106.08	(41.57)	636.54
08940	Cable	4,953.42	5,250.00	296.58	9,903.00	10,500.00	597.00	63,000.00
08990	Telephone	61.28	72.93	11.65	122.61	145.86	23.25	875.24
	Utilities	6,995.37	7,143.88	148.51	13,579.15	14,287.76	708.61	85,726.78
Reserve Contributions								
09910	Reserves Unallocated	2,958.33	2,958.33	.00	5,916.70	5,916.66	(.04)	35,500.00
09911	Reserve Interest	295.39	.00	(295.39)	628.33	.00	(628.33)	.00
	Reserve Contributions	3,253.72	2,958.33	(295.39)	6,545.03	5,916.66	(628.37)	35,500.00
	TOTAL EXPENSES	33,386.02	39,734.91	6,348.89	63,753.04	79,469.82	15,716.78	476,820.39
	CURRENT YEAR NET INCOME/(LOSS)	6,890.89	.36	6,890.53	17,150.74	.72	17,150.02	3.00