

**Carleton Oaks HOA, Inc.**  
**BALANCE SHEET**  
As of 04/30/10

Account #	Description	Fund Balance:			Totals
		Operating	Reserves	Other	
<b>ASSETS</b>					
<b>CURRENT ASSETS</b>					
1007	1st United Bank Operating	212,785.64			212,785.64
1010	1st United - Damage Deposit	1,500.00			1,500.00
1025	Petty Cash	300.00			300.00
1120	Anchor Bank-Reserve		125,591.94		125,591.94
1150	Anchor Bk CD 3/10/12 2.0%		121,402.07		121,402.07
1501	A/R: Maintenance Fees	23,537.30			23,537.30
1510	Allowance for Uncollectibles	(10,500.00)			(10,500.00)
1610	Prepaid Insurance	3,230.07			3,230.07
1900	FPL Deposits	2,235.75			2,235.75
	<b>TOTAL ASSEST</b>	<b>233,088.76</b>	<b>246,994.01</b>	<b>.00</b>	<b>480,082.77</b>
<b>LIABILITIES AND EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
2001	Accounts Payable	944.00			944.00
2200	Damage Deposit	1,500.00			1,500.00
2301	Prepaid Owner Assessments	2,933.12			2,933.12
2400	Unearned Maintenance Fees	79,425.34			79,425.34
	<b>Total Current Liabilities</b>	<b>84,802.46</b>	<b>.00</b>	<b>.00</b>	<b>84,802.46</b>
<b>RESERVES</b>					
3010	Reserves - Unallocated		227,954.51		227,954.51
3050	Reserves - Interest		19,039.50		19,039.50
	<b>Total Reserves</b>	<b>.00</b>	<b>246,994.01</b>	<b>.00</b>	<b>246,994.01</b>
<b>EQUITY</b>					
3980	Contrib. Capital - Owners	56,926.81			56,926.81
3999	Retained Earnings	58,144.38			58,144.38
	Current Year Net Income/ (Loss)	33,215.11	.00	.00	33,215.11
	<b>Total Equity</b>	<b>148,286.30</b>	<b>.00</b>	<b>.00</b>	<b>148,286.30</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>233,088.76</b>	<b>246,994.01</b>	<b>.00</b>	<b>480,082.77</b>

**Carleton Oaks HOA, Inc.**  
**Income/Expense Statement**  
**Period: 04/01/10 to 04/30/10**

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME</b>								
04001	Maintenance Fee Income	36,754.33	36,776.94	(22.61)	147,017.34	147,107.76	(90.42)	441,323.39
04002	Reserve Income	2,958.33	2,958.33	.00	11,833.32	11,833.32	.00	35,500.00
04015	Late Fee Income	175.00	.00	175.00	525.09	.00	525.09	.00
04020	Misc Owner Income	(700.00)	.00	(700.00)	400.00	.00	400.00	.00
04025	Pool Keys	.00	.00	.00	80.00	.00	80.00	.00
04030	Gate/Care/Remote	40.00	.00	40.00	240.00	.00	240.00	.00
04040	Application Fees	.00	.00	.00	400.00	.00	400.00	.00
04045	Interest Income	89.28	.00	89.28	301.28	.00	301.28	.00
04050	Interest Inc. Reserves	294.69	.00	294.69	1,198.85	.00	1,198.85	.00
	<b>Total Income</b>	<b>39,611.63</b>	<b>39,735.27</b>	<b>(123.64)</b>	<b>161,995.88</b>	<b>158,941.08</b>	<b>3,054.80</b>	<b>476,823.39</b>
<b>EXPENSES</b>								
<b>General &amp; Administrative</b>								
07010	Management/Accounting	1,757.84	1,753.33	(4.51)	7,031.36	7,013.32	(18.04)	21,040.00
07011	Accounting	523.16	528.41	5.25	2,092.64	2,113.64	21.00	6,341.00
07160	Legal Fees	825.00	442.04	(382.96)	1,625.60	1,768.16	142.56	5,304.50
07260	Postage/Printing	.00	208.50	208.50	521.21	834.00	312.79	2,502.00
07265	Office Expenses	232.39	125.00	(107.39)	749.13	500.00	(249.13)	1,500.00
07280	Insurance	642.29	683.33	41.04	2,519.16	2,733.32	214.16	8,200.00
07400	Federal Income Tax	.00	8.33	8.33	.00	33.32	33.32	100.00
07450	Licensing Fees & Taxes	.00	37.50	37.50	.00	150.00	150.00	450.00
07460	Audit Services	.00	291.66	291.66	.00	1,166.64	1,166.64	3,500.00
07475	Committee Expenses	.00	8.33	8.33	.00	33.32	33.32	100.00
07480	Security	426.00	86.00	(340.00)	426.00	344.00	(82.00)	1,032.00
09909	Bad Debts	.00	779.12	779.12	.00	3,116.48	3,116.48	9,349.48
	<b>General &amp; Administrative</b>	<b>4,406.68</b>	<b>4,951.55</b>	<b>544.87</b>	<b>14,965.10</b>	<b>19,806.20</b>	<b>4,841.10</b>	<b>59,418.98</b>
<b>Maintenance</b>								
07520	Landscape Maintenance	13,489.00	13,488.58	(.42)	53,956.00	53,954.32	(1.68)	161,863.00
07525	Landscape Replacement	400.00	833.33	433.33	2,000.00	3,333.32	1,333.32	10,000.00
07530	Fertilizer/Pest Control	70.00	694.80	624.80	2,070.00	2,779.20	709.20	8,337.63
07540	Pool Maintenance	235.00	300.00	65.00	940.00	1,200.00	260.00	3,600.00
07545	Pool Repair	.00	166.66	166.66	54.81	666.64	611.83	2,000.00
07546	Pool Heater	.00	416.66	416.66	.00	1,666.64	1,666.64	5,000.00
07575	Mulch	.00	1,666.66	1,666.66	.00	6,666.64	6,666.64	20,000.00
07580	Tree Pruning (Oaks)	.00	750.00	750.00	.00	3,000.00	3,000.00	9,000.00
07585	Tree Pruning (Palms)	.00	1,166.66	1,166.66	.00	4,666.64	4,666.64	14,000.00
07590	Janitorial	2,154.68	2,107.00	(47.68)	9,025.77	8,428.00	(597.77)	25,284.00
07595	Pressure Cleaning Walks/Swale	.00	655.83	655.83	.00	2,623.32	2,623.32	7,870.00
07598	Lake Maintenance	310.00	310.00	.00	1,240.00	1,240.00	.00	3,720.00
07600	Irrigation	.00	833.33	833.33	320.11	3,333.32	3,013.21	10,000.00
07604	Irrigation Pump Maintenance	.00	208.33	208.33	.00	833.32	833.32	2,500.00
07605	Gate Maintenance	73.49	291.66	218.17	183.72	1,166.64	982.92	3,500.00
07607	Property Line Fence Maint	.00	83.33	83.33	.00	333.32	333.32	1,000.00
07610	Tennis Court Maintenance	.00	41.66	41.66	.00	166.64	166.64	500.00
07620	Misc Maintenance & Repairs	1,499.63	666.66	(832.97)	3,457.47	2,666.64	(790.83)	8,000.00
	<b>Maintenance</b>	<b>18,231.80</b>	<b>24,681.15</b>	<b>6,449.35</b>	<b>73,247.88</b>	<b>98,724.60</b>	<b>25,476.72</b>	<b>296,174.63</b>

**Carleton Oaks HOA, Inc.**  
**Income/Expense Statement**  
**Period: 04/01/10 to 04/30/10**

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>Utilities</b>								
08910	Electricity	1,893.57	1,767.91	(125.66)	7,265.49	7,071.64	(193.85)	21,215.00
08920	Water & Sewer	.00	53.04	53.04	192.49	212.16	19.67	636.54
08940	Cable	4,953.42	5,250.00	296.58	19,816.84	21,000.00	1,183.16	63,000.00
08990	Telephone	76.87	72.93	(3.94)	260.76	291.72	30.96	875.24
	<b>Utilities</b>	<b>6,923.86</b>	<b>7,143.88</b>	<b>220.02</b>	<b>27,535.58</b>	<b>28,575.52</b>	<b>1,039.94</b>	<b>85,726.78</b>
<b>Reserve Contributions</b>								
09910	Reserves Unallocated	2,958.33	2,958.33	.00	11,833.36	11,833.32	(.04)	35,500.00
09911	Reserve Interest	294.69	.00	(294.69)	1,198.85	.00	(1,198.85)	.00
	<b>Reserve Contributions</b>	<b>3,253.02</b>	<b>2,958.33</b>	<b>(294.69)</b>	<b>13,032.21</b>	<b>11,833.32</b>	<b>(1,198.89)</b>	<b>35,500.00</b>
	<b>TOTAL EXPENSES</b>	<b>32,815.36</b>	<b>39,734.91</b>	<b>6,919.55</b>	<b>128,780.77</b>	<b>158,939.64</b>	<b>30,158.87</b>	<b>476,820.39</b>
	<b>CURRENT YEAR NET INCOME/ (LOSS)</b>	<b>6,796.27</b>	<b>.36</b>	<b>6,795.91</b>	<b>33,215.11</b>	<b>1.44</b>	<b>33,213.67</b>	<b>3.00</b>