

Carleton Oaks HOA, Inc.
BALANCE SHEET
As of 05/31/10

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
ASSETS					
CURRENT ASSETS					
1007	1st United Bank Operating	182,833.31			182,833.31
1010	1st United - Damage Deposit	1,000.00			1,000.00
1025	Petty Cash	300.00			300.00
1120	Anchor Bank-Reserve		128,644.21		128,644.21
1150	Anchor Bk CD 3/10/12 2.0%		121,601.79		121,601.79
1501	A/R: Maintenance Fees	22,148.30			22,148.30
1510	Allowance for Uncollectibles	(10,500.00)			(10,500.00)
1610	Prepaid Insurance	2,587.78			2,587.78
1900	FPL Deposits	2,235.75			2,235.75
	TOTAL ASSEST	200,605.14	250,246.00	.00	450,851.14
LIABILITIES AND EQUITY					
CURRENT LIABILITIES:					
2001	Accounts Payable	136.05			136.05
2301	Prepaid Owner Assessments	2,933.12			2,933.12
2400	Unearned Maintenance Fees	39,712.67			39,712.67
	Total Current Liabilities	42,781.84	.00	.00	42,781.84
RESERVES					
3010	Reserves - Unallocated		230,912.84		230,912.84
3050	Reserves - Interest		19,333.16		19,333.16
	Total Reserves	.00	250,246.00	.00	250,246.00
EQUITY					
3980	Contrib. Capital - Owners	56,926.81			56,926.81
3999	Retained Earnings	58,144.38			58,144.38
	Current Year Net Income/(Loss)	42,752.11	.00	.00	42,752.11
	Total Equity	157,823.30	.00	.00	157,823.30
	TOTAL LIABILITIES & EQUITY	200,605.14	250,246.00	.00	450,851.14

Carleton Oaks HOA, Inc.
Income/Expense Statement
Period: 05/01/10 to 05/31/10

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)	183,771.68	183,884.70	(113.02)	441,323.39
04002 Reserve Income	2,958.33	2,958.33	.00	14,791.65	14,791.65	.00	35,500.00
04015 Late Fee Income	.00	.00	.00	525.09	.00	525.09	.00
04020 Misc Owner Income	.00	.00	.00	400.00	.00	400.00	.00
04025 Pool Keys	.00	.00	.00	80.00	.00	80.00	.00
04030 Gate/Care/Remote	.00	.00	.00	240.00	.00	240.00	.00
04040 Application Fees	.00	.00	.00	400.00	.00	400.00	.00
04045 Interest Income	87.07	.00	87.07	388.35	.00	388.35	.00
04050 Interest Inc. Reserves	293.66	.00	293.66	1,492.51	.00	1,492.51	.00
Total Income	40,093.40	39,735.27	358.13	202,089.28	198,676.35	3,412.93	476,823.39
EXPENSES							
General & Administrative							
07010 Management/Accounting	1,757.84	1,753.33	(4.51)	8,789.20	8,766.65	(22.55)	21,040.00
07011 Accounting	523.16	528.41	5.25	2,615.80	2,642.05	26.25	6,341.00
07160 Legal Fees	460.00	442.04	(17.96)	2,085.60	2,210.20	124.60	5,304.50
07260 Postage/Printing	213.05	208.50	(4.55)	734.26	1,042.50	308.24	2,502.00
07265 Office Expenses	284.83	125.00	(159.83)	1,033.96	625.00	(408.96)	1,500.00
07280 Insurance	642.29	683.33	41.04	3,161.45	3,416.65	255.20	8,200.00
07400 Federal Income Tax	.00	8.33	8.33	.00	41.65	41.65	100.00
07450 Licensing Fees & Taxes	250.00	37.50	(212.50)	250.00	187.50	(62.50)	450.00
07460 Audit Services	.00	291.66	291.66	.00	1,458.30	1,458.30	3,500.00
07475 Committee Expenses	.00	8.33	8.33	.00	41.65	41.65	100.00
07480 Security	213.00	86.00	(127.00)	639.00	430.00	(209.00)	1,032.00
09909 Bad Debts	.00	779.12	779.12	.00	3,895.60	3,895.60	9,349.48
General & Administrative	4,344.17	4,951.55	607.38	19,309.27	24,757.75	5,448.48	59,418.98
Maintenance							
07520 Landscape Maintenance	13,489.00	13,488.58	(.42)	67,445.00	67,442.90	(2.10)	161,863.00
07525 Landscape Replacement	.00	833.33	833.33	2,000.00	4,166.65	2,166.65	10,000.00
07530 Fertilizer/Pest Control	.00	694.80	694.80	2,070.00	3,474.00	1,404.00	8,337.63
07540 Pool Maintenance	235.00	300.00	65.00	1,175.00	1,500.00	325.00	3,600.00
07545 Pool Repair	20.36	166.66	146.30	75.17	833.30	758.13	2,000.00
07546 Pool Heater	.00	416.66	416.66	.00	2,083.30	2,083.30	5,000.00
07575 Mulch	.00	1,666.66	1,666.66	.00	8,333.30	8,333.30	20,000.00
07580 Tree Pruning (Oaks)	.00	750.00	750.00	.00	3,750.00	3,750.00	9,000.00
07585 Tree Pruning (Palms)	.00	1,166.66	1,166.66	.00	5,833.30	5,833.30	14,000.00
07590 Janitorial	2,007.00	2,107.00	100.00	11,032.77	10,535.00	(497.77)	25,284.00
07595 Pressure Cleaning Walks/Swale	.00	655.83	655.83	.00	3,279.15	3,279.15	7,870.00
07598 Lake Maintenance	310.00	310.00	.00	1,550.00	1,550.00	.00	3,720.00
07600 Irrigation	81.84	833.33	751.49	401.95	4,166.65	3,764.70	10,000.00
07604 Irrigation Pump Maintenance	.00	208.33	208.33	.00	1,041.65	1,041.65	2,500.00
07605 Gate Maintenance	.00	291.66	291.66	183.72	1,458.30	1,274.58	3,500.00
07607 Property Line Fence Maint	.00	83.33	83.33	.00	416.65	416.65	1,000.00
07610 Tennis Court Maintenance	.00	41.66	41.66	.00	208.30	208.30	500.00
07620 Misc Maintenance & Repairs	23.00	666.66	643.66	3,480.47	3,333.30	(147.17)	8,000.00
Maintenance	16,166.20	24,681.15	8,514.95	89,414.08	123,405.75	33,991.67	296,174.63

Carleton Oaks HOA, Inc.
Income/Expense Statement
Period: 05/01/10 to 05/31/10

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Utilities								
08910	Electricity	1,720.36	1,767.91	47.55	8,985.85	8,839.55	(146.30)	21,215.00
08920	Water & Sewer	58.77	53.04	(5.73)	251.26	265.20	13.94	636.54
08940	Cable	4,953.42	5,250.00	296.58	24,770.26	26,250.00	1,479.74	63,000.00
08990	Telephone	61.49	72.93	11.44	322.25	364.65	42.40	875.24
	Utilities	<u>6,794.04</u>	<u>7,143.88</u>	<u>349.84</u>	<u>34,329.62</u>	<u>35,719.40</u>	<u>1,389.78</u>	<u>85,726.78</u>
Reserve Contributions								
09910	Reserves Unallocated	2,958.33	2,958.33	.00	14,791.69	14,791.65	(.04)	35,500.00
09911	Reserve Interest	293.66	.00	(293.66)	1,492.51	.00	(1,492.51)	.00
	Reserve Contributions	<u>3,251.99</u>	<u>2,958.33</u>	<u>(293.66)</u>	<u>16,284.20</u>	<u>14,791.65</u>	<u>(1,492.55)</u>	<u>35,500.00</u>
	TOTAL EXPENSES	<u>30,556.40</u>	<u>39,734.91</u>	<u>9,178.51</u>	<u>159,337.17</u>	<u>198,674.55</u>	<u>39,337.38</u>	<u>476,820.39</u>
	CURRENT YEAR NET INCOME/ (LOSS)	<u>9,537.00</u>	<u>.36</u>	<u>9,536.64</u>	<u>42,752.11</u>	<u>1.80</u>	<u>42,750.31</u>	<u>3.00</u>