

Balance Sheet
WILLOW POINTE
For Month Ending October 31, 2009
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ASSETS

ASSETS

10110	PROSPERITY CHECKING		10,862.93	
10125	BANK OF AMR-TEMP XFER		20,000.00	
	RESERVES			
10210	PROSPERITY M/M	26,903.83		
10220	SMITH BARNEY	146,202.57		
10225	BANK OF AMERICA M/M	50,570.41	223,676.81	
	ACCOUNTS RECEIVABLE			
10258	2008 OWNER ASSMTS	766.17		
10259	2009 OWNER ASSMTS	4,903.56		
10340	A/R COLLECTION FEES	268.80		
10350	A/R LAWN FEES	571.61		
10365	A/R LATE CHARGES	270.20		
10370	A/R LEGAL FEES	11,948.00		
10382	A/R OPENING BALANCE	19,391.50		
10385	A/R OTHER	125.00	38,244.84	

	TOTAL ASSETS			292,784.58

OTHER ASSETS

11315	PRE-PAID INSURANCE		5,434.59	

	TOTAL OTHER ASSETS			5,434.59

TOTAL ASSETS			-----	298,219.17
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LIABILITIES AND MEMBER'S EQUITY

CURRENT LIABILITIES

	PREPAIDS-HOA			
23100	PREPAID HOA FEES	502.10	502.10	

	TOTAL CURRENT LIABILITIES			502.10

RESERVES

28100	BEGINNING BALANCE		218,371.60	
28200	2009 RESERVES		2,834.00	
28300	INTEREST INCOME		2,521.21	
28310	BANK CHARGES		-50.00	

	TOTAL RESERVES			223,676.81

B a l a n c e S h e e t
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MEMBER'S EQUITY

HOMEOWNERS CAPITAL			
30405	PRIOR YEARS EQUITY	72,159.42	
30466	ACCRUAL BASIS EQUITY	37,742.74	

	TOTAL HOMEOWNERS CAPITAL	109,902.16	
	YTD EXCESS/ (DEFICIT)	-35,861.90	

	TOTAL MEMBER'S EQUITY		74,040.26

	TOTAL LIABILITIES AND MEMBER'S EQUITY		298,219.17
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*** End of Report ***

Income Statement - Variance

WILLOW POINTE

For Month Ending October 31, 2009

Budget Variance Page 1

	***** Actual	Current Period Budget	***** Variance	***** Actual	Year to Date Budget	***** Variance
INCOME						
41001 ASSESSMENTS	44.58	0.00	44.58	177,776.18	263,424.00	-85,647.82
41002 ALLOW-UNCOLLECTED	0.00	0.00	0.00	0.00	-3,396.00	3,396.00
41004 ASSESSMENTS-PRIOR YRS	0.00	0.00	0.00	2,529.32	3,456.00	-926.68
41006 ASSESSMENTS - 2010	-100.27	0.00	-100.27	167.52	0.00	167.52
43000 COLLECTION FEES	0.00	0.00	0.00	2,659.18	0.00	2,659.18
43160 KEYS	0.00	0.00	0.00	-30.00	0.00	-30.00
43300 LEGAL FEES	470.27	750.00	-279.73	9,182.53	7,500.00	1,682.53
43400 LATE FEES	5.42	100.00	-94.58	402.74	1,000.00	-597.26
43450 LAWN FEES	166.73	0.00	166.73	383.47	0.00	383.47
43500 MISCELLANEOUS INCOME	0.00	0.00	0.00	87.02	0.00	87.02
TOTAL INCOME	586.73	850.00	-263.27	193,157.96	271,984.00	-78,826.04
EXPENSES						
ADMINISTRATIVE EXP						
62015 AUDIT	0.00	0.00	0.00	1,175.00	1,125.00	-50.00
62020 BANK CHARGES	0.00	1.00	1.00	68.75	10.00	-58.75
62120 COPIES	212.90	230.00	17.10	2,433.40	2,300.00	-133.40
62123 DONATIONS	0.00	10.00	10.00	0.00	100.00	100.00
62125 DUES & SUBSCRIPTIONS	0.00	10.00	10.00	0.00	100.00	100.00
62130 INSURANCE	601.21	530.00	-71.21	6,185.69	5,300.00	-885.69
62150 LEGAL-CORPORATE	0.00	166.67	166.67	88.00	1,666.70	1,578.70
62155 MEETING EXPENSES	0.00	40.00	40.00	104.43	400.00	295.57
62160 MANAGEMENT CONTRACT	1,500.00	1,500.00	0.00	15,000.00	15,000.00	0.00
62200 OFFICE/MISCELLANEOUS	69.87	204.25	134.38	2,344.72	2,042.50	-302.22
62240 PROPERTY TAXES	0.00	0.00	0.00	39.45	48.00	8.55
62260 TAXES-IRS	0.00	185.00	185.00	1,683.00	1,850.00	167.00
62285 POSTAGE	104.78	230.00	125.22	1,788.79	2,300.00	511.21
62400 WEBSITE	75.00	75.00	0.00	750.00	750.00	0.00
TOTAL ADMINISTRATIVE EXP	2,563.76	3,181.92	618.16	31,661.23	32,992.20	1,330.97
UTILITY EXPENSES						
63100 ELECTRICITY	827.41	1,200.00	372.59	10,395.22	12,000.00	1,604.78
63200 ELECT - STREET LIGHTS	8,456.90	3,580.00	-4,876.90	35,676.46	35,800.00	123.54
63300 WATER & SEWER	930.71	1,250.00	319.29	13,990.84	12,500.00	-1,490.84
63400 TELEPHONE	58.47	50.00	-8.47	543.98	500.00	-43.98
TOTAL UTILITY EXPENSES	10,273.49	6,080.00	-4,193.49	60,606.50	60,800.00	193.50
RECREATION CENTER						
64210 CLUBHOUSE RPRS/MAINT	0.00	80.00	80.00	125.00	800.00	675.00
64215 GATE REPAIRS	0.00	15.00	15.00	0.00	150.00	150.00
64225 MISCELLANEOUS MAINT	0.00	370.00	370.00	1,197.92	3,700.00	2,502.08
64230 PEST CONTROL	0.00	20.00	20.00	70.36	200.00	129.64

Income Statement - Variance

WILLOW POINTE

For Month Ending October 31, 2009

Budget Variance Page 2

	***** Actual	Current Period Budget	***** Variance	***** Actual	Year to Date Budget	***** Variance
EXPENSES						
64245 PLAYGROUND	0.00	150.00	150.00	0.00	1,500.00	1,500.00
64250 POOL CONTRACT	563.06	1,444.00	880.94	29,185.73	28,962.00	-223.73
64255 POOL REPAIRS/SUPPLIES	128.70	513.00	384.30	3,712.48	5,130.00	1,417.52
64300 SIGNS	44.95	82.00	37.05	376.06	820.00	443.94
64350 SUPPLIES	0.00	10.00	10.00	3,194.77	100.00	-3,094.77
TOTAL RECREATION CENTER	736.71	2,684.00	1,947.29	37,862.32	41,362.00	3,499.68
COLLECTION ENFORCMENT						
65140 COLL/DEED-LEGAL FEES	2,300.17	650.00	-1,650.17	18,369.62	6,500.00	-11,869.62
65150 COLLECTION-TITLE SRCH	0.00	10.00	10.00	150.00	100.00	-50.00
TOTAL COLLECTION ENFORCMENT	2,300.17	660.00	-1,640.17	18,519.62	6,600.00	-11,919.62
DEED ENFORCEMENT						
65210 DEED-INSPECTION LETTR	106.94	250.00	143.06	2,010.41	2,500.00	489.59
65220 DEED-LAWN MAINTENANCE	309.62	30.00	-279.62	1,027.72	300.00	-727.72
TOTAL DEED ENFORCEMENT	416.56	280.00	-136.56	3,038.13	2,800.00	-238.13
GROUNDS MAINTENANCE						
66100 LANDSCAPE CONTRACT	3,688.86	3,689.00	0.14	36,888.60	36,890.00	1.40
66200 LANDSCAPE EXTRAS	0.00	1,500.00	1,500.00	8,281.24	15,000.00	6,718.76
66500 MOSQUITO ABATEMENT	225.25	251.00	25.75	1,171.30	1,506.00	334.70
66600 IRRIGATION REPAIRS	287.60	424.00	136.40	1,827.89	4,240.00	2,412.11
TOTAL GROUNDS MAINTENANCE	4,201.71	5,864.00	1,662.29	48,169.03	57,636.00	9,466.97
COMMUNITY SERVICES						
67800 COMMUNITY EVENTS	0.00	80.00	80.00	0.00	800.00	800.00
67850 PATROL CONTRACT	2,583.63	2,584.00	0.37	25,836.30	25,840.00	3.70
67860 POOL TAGS/SUPPLIES	0.00	0.00	0.00	492.73	600.00	107.27
67900 WELCOME PACKETS	0.00	5.00	5.00	0.00	50.00	50.00
TOTAL COMMUNITY SERVICES	2,583.63	2,669.00	85.37	26,329.03	27,290.00	960.97
RESERVES						
70000 CAPITAL RESERVE	0.00	0.00	0.00	2,834.00	2,834.00	0.00
TOTAL RESERVES	0.00	0.00	0.00	2,834.00	2,834.00	0.00
TOTAL EXPENSES	23,076.03	21,418.92	-1,657.11	229,019.86	232,314.20	3,294.34
YTD EXCESS/(DEFICIT)	-22,489.30	-20,568.92	-1,920.38	-35,861.90	39,669.80	-75,531.70