

Harvest Run Phase I & II Homeowners Assn

Balance Sheet

As of 09/30/13

ASSETS

Cash-Checking-BBT	\$	11,020.87	
Cash - MM - CLB		2,661.78	
CD-HmStateBk-0.45%-05/24/14		4,539.87	
CD-HmStateBk-0.45%-05/24/14		12,382.73	
Accts. Recv.- Homeowners		280.30	
Interest Receivable		15.00	
TOTAL ASSETS			\$ 30,900.55

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$	860.00	
Assmnts Rec'd. In Advance		176.00	
Subtotal Current Liab.			\$ 1,036.00

RESERVES:

Capital Reserve Fund	\$	13,927.46	
Wetland Burn Fund		5,578.76	
Subtotal Reserves			\$ 19,506.22

EQUITY:

Homeowner Equity Prev. Yrs.	\$	3,516.41	
Current Year Net Income/(Loss)		6,841.92	
Subtotal Equity			\$ 10,358.33

TOTAL LIABILITIES & EQUITY			\$ 30,900.55
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Harvest Run Phase I & II Homeowners Assn
Operating Income/Expense Statement
 Period: 07/01/13 to 09/30/13

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
04000 Homeowner Assessments	.00	.00	.00	23,230.00	23,230.00	.00	23,230.00
04020 Late Charges Assessments	.00	.00	.00	385.00	300.00	85.00	300.00
04030 Rule Violation Fines	.00	.00	.00	100.00	.00	100.00	.00
04090 Interest Income	16.03	23.50	(7.47)	39.70	70.50	(30.80)	94.00
Subtotal Income	16.03	23.50	(7.47)	23,754.70	23,600.50	154.20	23,624.00
EXPENSES:							
Grounds Maintenance:							
05120 Landscape Maintenance	2,580.00	2,580.00	.00	5,160.00	5,160.00	.00	6,020.00
05175 Landscape Improvements	.00	.00	.00	.00	.00	.00	1,492.00
05180 Wetland Maintenance	.00	.00	.00	.00	.00	.00	2,600.00
05190 Tree Maintenance	315.00	.00	(315.00)	2,145.00	1,185.00	(960.00)	1,185.00
05200 Electric	46.26	62.50	16.24	144.27	187.50	43.23	250.00
05700 Lighting Maintenance	.00	.00	.00	.00	.00	.00	150.00
Grounds Maintenance	2,941.26	2,642.50	(298.76)	7,449.27	6,532.50	(916.77)	11,697.00
Administrative:							
Management Fees	2,025.00	2,025.00	.00	6,075.00	6,075.00	.00	8,100.00
Insurance	.00	.00	.00	2,334.00	2,402.00	68.00	2,402.00
07400 Misc. Admin. Costs	449.45	200.00	(249.45)	646.20	600.00	(46.20)	800.00
07450 Website	59.94	75.00	15.06	83.31	225.00	141.69	300.00
07500 Acctg Fees / Tax Preparation	.00	.00	.00	325.00	325.00	.00	325.00
Administrative	2,534.39	2,300.00	(234.39)	9,463.51	9,627.00	163.49	11,927.00
Rebilled Charges:							
09460 Rebilled Income	.00	.00	.00	(176.66)	.00	176.66	.00
09470 Rebilled Expense	70.55	.00	(70.55)	176.66	.00	(176.66)	.00
Rebilled Charges	70.55	.00	(70.55)	.00	.00	.00	.00
Reserve Activity:							
Reserve Activity	.00	.00	.00	.00	.00	.00	.00
TOTAL EXPENSES	5,546.20	4,942.50	(603.70)	16,912.78	16,159.50	(753.28)	23,624.00
CURRENT YEAR NET INCOME/(LOSS)	(5,530.17)	(4,919.00)	(611.17)	6,841.92	7,441.00	(599.08)	.00

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