

VICTORIA VILLAGE HOA

Balance Sheet

02/28/2010

Assets

Accounts Receivable	53,937.88
Cash Operating	10,366.94
Cash - Money Market - UMB	47,057.22
CD 6-MO 8/6/10 UMB Bank	82,052.21
Reserve Escrow - UMB	122,444.97
CD 6/14/10 - 7 MO .60%	32,677.06
Allowance for Bad Debt	(25,000.00)
<u>Total Assets</u>	<u>323,536.28</u>

Liabilities

Accounts Receivable Over Collected	12,090.15
<u>Total Liabilities</u>	<u>12,090.15</u>

Net Worth

Reserve Interest Earned	702.08
Reserve-Consolidated	236,472.16
Working Capital	14,442.00
Prior Retained Earnings	87,225.91
Net Income	(27,396.02)
<u>Total Net Worth</u>	<u>311,446.13</u>
<u>Total Net Worth and Liabilities</u>	<u>323,536.28</u>

VICTORIA VILLAGE HOA

Income and Expense Comparative Statement

From 02/01/2010 to 02/28/2010

	February 2010		Year-to-Date			Yearly Budgets	
	Actual	Budget	Actual	Budget	Var. \$	Current	Last Year
Revenues							
Monthly Dues	35,955	35,955	71,910	71,910		431,460	
Key and Card Fees		17		34	(34)	200	
Interest Income		23	17	46	(29)	275	
Fines		12		24	(24)	150	
Late fee-Nsf Charges	744	625	1,084	1,250	(166)	7,500	
Total Revenues	36,699	36,632	73,011	73,264	(253)	439,585	0
Expenses							
Accounting Fees	1,850		1,850		(1,850)	2,000	
Administration Costs	408	700	1,268	1,400	132	8,400	
Bad Debt		1,667	18,973	3,334	(15,639)	20,000	
Concrete Repair		125		250	250	1,500	
Electric	575	569	1,158	1,138	(20)	6,825	
Fence/Wall Repair			685		(685)	1,200	
Gas			100		(100)	2,500	
General Mx and Repair	1,271	750	6,166	1,500	(4,666)	9,000	
Gutter Repair		542		1,084	1,084	6,500	
Insurance Property/Liability		4,000	3,260	8,000	4,740	48,000	
Insurance Claim Deductible			15,000		(15,000)		
Insurance-Workmans Comp		25		50	50	300	
Landscaping						2,000	
Legal Expense	3,982	2,000	5,212	4,000	(1,212)	24,000	
**Legal Reimb	(936)	(1,333)	(1,886)	(2,666)	(780)	(16,000)	
Lawn Contract	2,852	3,202	5,704	6,404	700	38,424	
Light (Electric) Maint/Repair		83		166	166	1,000	
Management Fees	3,570	3,570	7,140	7,140		42,840	
Painting		42		84	84	500	
Pest Control		83		166	166	1,000	
Pool/Jac Operations						6,800	
Pool/Jac Repairs						1,500	
Roof Repair		667		1,334	1,334	8,000	
Sign Repair/Replacement		42		84	84	500	
Snow Removal	3,574	4,000	5,171	8,000	2,829	20,000	
Street Repair/Sweep		100		200	200	1,200	

	February 2010		Year-to-Date			Yearly Budgets	
	Actual	Budget	Actual	Budget	Var. \$	Current	Last Year
Sprinkler Repair						6,000	
Trash	2,444	2,104	4,932	4,208	(724)	25,245	
Tree Maintenance		250		500	500	3,000	
Water	8,765	7,000	17,801	14,000	(3,801)	120,000	
Storm Water Fee		10		20	20	120	
Reserve Allocation Consolidated	3,936	3,936	7,872	7,872		47,231	
Total Expenses	32,291	34,134	100,406	68,268	(32,138)	439,585	0
Net Income	4,408	2,498	(27,395)	4,996	(32,391)	0	0