

Hunter's Ridge Homeowners Assn.
Balance Sheet
As of October 31, 2008

	<u>Oct 31, 08</u>
ASSETS	
Current Assets	
Checking/Savings	
Chk Fulton	8,765.13
CitMM-SecDep1845880	5,718.21
Total Checking/Savings	<u>14,483.34</u>
Accounts Receivable	
Accounts Receivable	844.00
Total Accounts Receivable	<u>844.00</u>
Total Current Assets	<u>15,327.34</u>
TOTAL ASSETS	<u>15,327.34</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Payroll Liabilities	245.06
Total Other Current Liabilities	<u>245.06</u>
Total Current Liabilities	245.06
Long Term Liabilities	
Security Deposits	5,717.00
Total Long Term Liabilities	<u>5,717.00</u>
Total Liabilities	5,962.06
Equity	
Retained Earnings	-6,246.23
Net Income	15,611.51
Total Equity	<u>9,365.28</u>
TOTAL LIABILITIES & EQUITY	<u>15,327.34</u>

Hunter's Ridge Homeowners Assn.
Profit & Loss Budget vs. Actual
 January through October 2008

	Jan - Oct 08	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Cost recovery frm HO's	230.00			
Homeownrs Mo. Fees	104,796.00	104,550.00	246.00	100.2%
Interest	1.21			
Late Fees	670.00			
return'd ck svc. charges	20.00			
Total Income	105,717.21	104,550.00	1,167.21	101.1%
Expense				
Bank Chgs	45.00	119.00	-74.00	37.8%
Electric	1,148.95	1,234.00	-85.05	93.1%
Grounds/Landscaping	26,666.50	22,635.00	4,031.50	117.8%
Ins.				
Liability Insurance	1,349.00	2,300.00	-951.00	58.7%
Wkmns Cmp.	208.00	213.00	-5.00	97.7%
Total Ins.	1,557.00	2,513.00	-956.00	62.0%
Oper. Exp.				
Misc	262.79	68.00	194.79	386.5%
Postage	287.00	232.00	55.00	123.7%
Supplies	228.17	549.00	-320.83	41.6%
Welcome Comm.	40.95	100.00	-59.05	41.0%
Total Oper. Exp.	818.91	949.00	-130.09	86.3%
Payroll Expense				
FUTA	54.40	54.17	0.23	100.4%
Medicare-Co. pd.	98.60	98.33	0.27	100.3%
Officer Salary	6,800.00	6,800.00	0.00	100.0%
Pa Unemp'mt Comp	146.49	158.33	-11.84	92.5%
SS-Co. pd	421.60	421.66	-0.06	100.0%
Total Payroll Expense	7,521.09	7,532.49	-11.40	99.8%
Prof.				
Acct'g. Svcs.	3,218.20	1,950.00	1,268.20	165.0%
Legal Fees	4,549.89	666.00	3,883.89	683.2%
Prof.-Other	808.24	325.00	483.24	248.7%
Total Prof.	8,576.33	2,941.00	5,635.33	291.6%
Reprs & Maint				
Other R & M	9,453.95	6,604.00	2,849.95	143.2%
Rent	530.00	530.00	0.00	100.0%
Total Reprs & Maint	9,983.95	7,134.00	2,849.95	139.9%
Snow Removal	5,618.97	17,500.00	-11,881.03	32.1%
Tax-Federal	1,054.00	455.00	599.00	231.6%
Total Expense	62,990.70	63,012.49	-21.79	100.0%
Net Ordinary Income	42,726.51	41,537.51	1,189.00	102.9%
Other Income/Expense				
Other Expense				
HOA Fees/Reserve	27,115.00			
Total Other Expense	27,115.00			
Net Other Income	-27,115.00			
Net Income	15,611.51	41,537.51	-25,926.00	37.6%