

CHATTAHOOCHEE RUN HOA

Balance Sheet

Posted 12/31/2009

Assets

Bank			
1015	Cash Operating Mutual of Omaha	49,016.10	
Total Bank		<u>49,016.10</u>	
Cash			
1025	Cash Reserves Mutual of Omaha	66,720.25	
1027	Cash MM Mutual of Omaha-McGinnis Ferry Rd	34,156.39	
Total Cash		<u>100,876.64</u>	
Total Assets			<u><u>149,892.74</u></u>

Liabilities & Equity

Assessment Revenue			
2110	Prepaid Dues	36,202.30	
Total Assessment Revenue		<u>36,202.30</u>	
Liability			
2600	Transfers to Reserve	15,827.00	
Total Liability		<u>15,827.00</u>	
Equity			
2810	Retained Earnings	44,055.60	
	Net Income/(Loss)	53,807.84	
Total Equity		<u>97,863.44</u>	
Total Liabilities & Equity			<u><u>149,892.74</u></u>

CHATTAHOOCHEE RUN HOA

Income/Expense Statement

Posted 12/01/09 00:00 AND 12/31/09 23:59

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessment Revenue									
3000 Homeowner Fees	1,912.35	14,816.67	(12,904.32)	-87.09%	171,564.68	177,800.00	(6,235.32)	-3.51%	177,800.00
3010 Special Assessment	0.00	0.00	0.00	0.00%	300.00	0.00	300.00	0.00%	0.00
3020 Late Fees	195.00	0.00	195.00	0.00%	1,581.25	0.00	1,581.25	0.00%	0.00
3030 Interest Income	0.00	0.00	0.00	0.00%	452.85	0.00	452.85	0.00%	0.00
3066 Social Event Income	0.00	0.00	0.00	0.00%	864.70	0.00	864.70	0.00%	0.00
3090 Fines	(961.85)	0.00	(961.85)	0.00%	945.00	0.00	945.00	0.00%	0.00
3906 Interest-Non Reserve	0.00	0.00	0.00	0.00%	21.23	0.00	21.23	0.00%	0.00
TOTAL Assessment	<u>1,145.50</u>	<u>14,816.67</u>	<u>(13,671.17)</u>	<u>-92.27%</u>	<u>175,729.71</u>	<u>177,800.00</u>	<u>(2,070.29)</u>	<u>-1.16%</u>	<u>177,800.00</u>
Other Revenue									
3200 Clubhouse Rental	1,005.00	0.00	1,005.00	0.00%	3,505.00	0.00	3,505.00	0.00%	0.00
3240 Gate Remotes/Clickers	(10.00)	0.00	(10.00)	0.00%	0.00	0.00	0.00	0.00%	0.00
3260 Pool Keys/Access Cards	10.00	0.00	10.00	0.00%	20.00	0.00	20.00	0.00%	0.00
3295 Miscellaneous Other	0.00	0.00	0.00	0.00%	33,948.00	0.00	33,948.00	0.00%	0.00
3300 Insurance Settlement	0.00	0.00	0.00	0.00%	250.00	0.00	250.00	0.00%	0.00
3400 Tennis Income	0.00	0.00	0.00	0.00%	610.00	0.00	610.00	0.00%	0.00
3900 Interest Reserves	89.53	0.00	89.53	0.00%	1,116.34	0.00	1,116.34	0.00%	0.00
TOTAL Other Revenue	<u>1,094.53</u>	<u>0.00</u>	<u>1,094.53</u>	<u>0.00%</u>	<u>39,449.34</u>	<u>0.00</u>	<u>39,449.34</u>	<u>0.00%</u>	<u>0.00</u>
TOTAL Income	<u>2,240.03</u>	<u>14,816.67</u>	<u>(12,576.64)</u>	<u>-84.88%</u>	<u>215,179.05</u>	<u>177,800.00</u>	<u>37,379.05</u>	<u>21.02%</u>	<u>177,800.00</u>
Expense									
Administrative									
4010 Insurance Expense	0.00	775.00	(775.00)	-100.00%	8,648.00	9,300.00	(652.00)	-7.01%	9,300.00
4020 Management Expense	1,171.17	1,171.13	0.04	0.00%	14,054.04	14,054.00	0.04	0.00%	14,054.00
4030 Legal Fees	7,386.93	100.00	7,286.93	7286.93%	16,803.63	1,200.00	15,603.63	1300.30%	1,200.00
4031 Legal Expense-Collection	(1,813.74)	0.00	(1,813.74)	0.00%	(6,927.28)	0.00	(6,927.28)	0.00%	0.00
4040 Office & Admin Expense	609.43	266.63	342.80	128.57%	3,065.82	3,200.00	(134.18)	-4.19%	3,200.00
4085 Website	0.00	8.15	(8.15)	-100.00%	111.00	98.00	13.00	13.27%	98.00
4100 Common Area Taxes	235.35	83.37	151.98	182.30%	318.58	1,000.00	(681.42)	-68.14%	1,000.00
4130 Tax/Audit/License	0.00	150.00	(150.00)	-100.00%	250.00	1,800.00	(1,550.00)	-86.11%	1,800.00
4400 Social Committee	781.76	291.63	490.13	168.07%	4,210.95	3,500.00	710.95	20.31%	3,500.00
4403 Welcome Committee	0.00	8.37	(8.37)	-100.00%	0.00	100.00	(100.00)	-100.00%	100.00
4418 Tennis Committee	0.00	41.63	(41.63)	-100.00%	215.54	500.00	(284.46)	-56.89%	500.00
4419 Safety Committee	0.00	208.37	(208.37)	-100.00%	1,223.27	2,500.00	(1,276.73)	-51.07%	2,500.00
4425 Directory	0.00	4.13	(4.13)	-100.00%	0.00	50.00	(50.00)	-100.00%	50.00
4440 Newsletter Expense	0.00	37.50	(37.50)	-100.00%	416.67	450.00	(33.33)	-7.41%	450.00
TOTAL Administrative	<u>8,370.90</u>	<u>3,145.91</u>	<u>5,224.99</u>	<u>166.09%</u>	<u>42,390.22</u>	<u>37,752.00</u>	<u>4,638.22</u>	<u>12.29%</u>	<u>37,752.00</u>
Grounds & Landscaping									
5000 Electric - Common Area	386.10	975.00	(588.90)	-60.40%	9,061.08	11,700.00	(2,638.92)	-22.55%	11,700.00
5010 Electric-Front Entrance	0.00	41.63	(41.63)	-100.00%	360.22	500.00	(139.78)	-27.96%	500.00
5030 Grounds Contract	2,903.28	3,545.00	(641.72)	-18.10%	37,959.40	42,540.00	(4,580.60)	-10.77%	42,540.00
5096 Landscaping Maintenance	0.00	583.37	(583.37)	-100.00%	504.50	7,000.00	(6,495.50)	-92.79%	7,000.00
5100 Irrigation Water	252.86	583.37	(330.51)	-56.66%	3,741.43	7,000.00	(3,258.57)	-46.55%	7,000.00
5110 Irrigation Repair	0.00	166.63	(166.63)	-100.00%	0.00	2,000.00	(2,000.00)	-100.00%	2,000.00
TOTAL Grounds &	<u>3,542.24</u>	<u>5,895.00</u>	<u>(2,352.76)</u>	<u>-39.91%</u>	<u>51,626.63</u>	<u>70,740.00</u>	<u>(19,113.37)</u>	<u>-27.02%</u>	<u>70,740.00</u>
Recreation									
6000 Pool Contract	0.00	1,791.63	(1,791.63)	-100.00%	20,790.00	21,500.00	(710.00)	-3.30%	21,500.00
6015 Pool Repairs	0.00	175.00	(175.00)	-100.00%	1,394.04	2,100.00	(705.96)	-33.62%	2,100.00

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Posted 12/01/09 00:00 AND 12/31/09 23:59

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
6025 Pool Attendant	0.00	33.37	(33.37)	-100.00%	264.00	400.00	(136.00)	-34.00%	400.00
6048 Pool Miscellaneous	0.00	275.00	(275.00)	-100.00%	400.00	3,300.00	(2,900.00)	-87.88%	3,300.00
6100 Tennis	0.00	266.63	(266.63)	-100.00%	3,992.50	3,200.00	792.50	24.77%	3,200.00
6105 Tennis Court Supplies	0.00	83.37	(83.37)	-100.00%	0.00	1,000.00	(1,000.00)	-100.00%	1,000.00
6200 Fitness Room Maintenance	0.00	83.37	(83.37)	-100.00%	735.65	1,000.00	(264.35)	-26.44%	1,000.00
6411 Recreation-Playground	0.00	41.63	(41.63)	-100.00%	849.78	500.00	349.78	69.96%	500.00
6500 Recreation Area	0.00	16.63	(16.63)	-100.00%	3,000.00	200.00	2,800.00	1400.00%	200.00
6501 Recreation Area Misc.	0.00	83.37	(83.37)	-100.00%	143.24	1,000.00	(856.76)	-85.68%	1,000.00
6517 Clubhouse HVAC	0.00	166.63	(166.63)	-100.00%	0.00	2,000.00	(2,000.00)	-100.00%	2,000.00
6550 Clubhouse Janitorial	325.00	333.37	(8.37)	-2.51%	3,453.98	4,000.00	(546.02)	-13.65%	4,000.00
6556 Clubhouse Security	0.00	41.63	(41.63)	-100.00%	0.00	500.00	(500.00)	-100.00%	500.00
6560 Clubhouse Misc. Supplies	144.85	41.63	103.22	247.95%	598.62	500.00	98.62	19.72%	500.00
TOTAL Recreation	<u>469.85</u>	<u>3,433.26</u>	<u>(2,963.41)</u>	<u>-86.31%</u>	<u>35,621.81</u>	<u>41,200.00</u>	<u>(5,578.19)</u>	<u>-13.54%</u>	<u>41,200.00</u>
Repairs and Maintenance									
7000 Plumbing Repairs	0.00	83.37	(83.37)	-100.00%	375.00	1,000.00	(625.00)	-62.50%	1,000.00
7305 Pest Control	70.00	35.00	35.00	100.00%	420.00	420.00	0.00	0.00%	420.00
7396 Clubhouse Repairs	2,225.00	916.63	1,308.37	142.74%	8,601.43	11,000.00	(2,398.57)	-21.81%	11,000.00
TOTAL Repairs and	<u>2,295.00</u>	<u>1,035.00</u>	<u>1,260.00</u>	<u>121.74%</u>	<u>9,396.43</u>	<u>12,420.00</u>	<u>(3,023.57)</u>	<u>-24.34%</u>	<u>12,420.00</u>
Utility									
8010 Utilities - Gas	52.88	158.37	(105.49)	-66.61%	932.33	1,900.00	(967.67)	-50.93%	1,900.00
8045 Utilities - Cable TV	31.82	32.00	(0.18)	-0.56%	381.80	384.00	(2.20)	-0.57%	384.00
8050 Utilities - Phone	0.00	26.37	(26.37)	-100.00%	469.99	316.00	153.99	48.73%	316.00
TOTAL Utility	<u>84.70</u>	<u>216.74</u>	<u>(132.04)</u>	<u>-60.92%</u>	<u>1,784.12</u>	<u>2,600.00</u>	<u>(815.88)</u>	<u>-31.38%</u>	<u>2,600.00</u>
Reserve									
9000 Transfer to Reserves	15,827.00	1,090.63	14,736.37	1351.18%	15,827.00	13,088.00	2,739.00	20.93%	13,088.00
9020 Reserves Capital	0.00	0.00	0.00	0.00%	4,725.00	0.00	4,725.00	0.00%	0.00
TOTAL Reserve	<u>15,827.00</u>	<u>1,090.63</u>	<u>14,736.37</u>	<u>1351.18%</u>	<u>20,552.00</u>	<u>13,088.00</u>	<u>7,464.00</u>	<u>57.03%</u>	<u>13,088.00</u>
TOTAL Expense	<u>30,589.69</u>	<u>14,816.54</u>	<u>15,773.15</u>	<u>106.46%</u>	<u>161,371.21</u>	<u>177,800.00</u>	<u>(16,428.79)</u>	<u>-9.24%</u>	<u>177,800.00</u>
Excess Revenue / Expense	<u>(28,349.66)</u>	<u>0.13</u>	<u>(28,349.79)</u>		<u>53,807.84</u>	<u>0.00</u>	<u>53,807.84</u>		<u>0.00</u>