

FRENCH CREEK TOWNHOME ASSOCIATION

Balance Sheet
As of 01/31/16

ASSETS

Cash-Operating-Mutual of Omaha	\$ 21,057.98	
Cash-Reserve-Mutual of OmahaMM	56,680.41	
Reserve-RBC-Money mkt	18,710.94	
CD-State BK India-.7%-3/11/16	40,000.00	
CD-BK India NY-.4%-3/9/16	40,000.00	
CD-Apple Bk-.4%-2/26/16	50,000.00	
CD-Goldman Sachs-.55%-8/19/16	40,000.00	
A/R - Dues	5,797.15	
A/R - Late Fees	1,130.91	
A/R - Legal Fees	2,654.82	
A/R - Misc Owner	1,184.89	
A/R - Owner Interest	1,637.11	
A/R - Allowance for Bad Debt	(8,000.00)	
Prepaid Insurance	3,116.00	
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TOTAL ASSETS		\$ 273,970.21
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LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Accounts Payable - Clearing	\$ 6,462.75	
Prepaid Owner Assessments	8,008.80	
Other prepaid accounts	10.00	
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Subtotal Current Liab.		\$ 14,481.55
RESERVES:		
Reserve Fund Balance	\$ 246,476.20	
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Subtotal Reserves		\$ 246,476.20
EQUITY:		
Contributed Captial-Homeowner	\$ 740.00	
Retained Earnings	13,047.78	
Current Year Net Income/(Loss)	(775.32)	
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Subtotal Equity		\$ 13,012.46
TOTAL LIABILITIES & EQUITY		\$ 273,970.21
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FRENCH CREEK TOWNHOME ASSOCIATION

Income/Expense Statement
Period: 01/01/16 to 01/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04010	Homeowner Dues	17,821.00	17,821.00	.00	17,821.00	17,821.00	.00	213,852.00
04040	Late Fee Income	140.00	66.66	73.34	140.00	66.66	73.34	800.00
04050	Legal Fee Income	303.50	.00	303.50	303.50	.00	303.50	.00
04060	Misc Homeowner Income	700.00	.00	700.00	700.00	.00	700.00	.00
04090	Homeowner interest	159.20	100.00	59.20	159.20	100.00	59.20	1,200.00
04210	Interest Income-Operating	2.87	.00	2.87	2.87	.00	2.87	.00
04300	(Reserve Transfer)	(3,435.66)	(3,435.66)	.00	(3,435.66)	(3,435.66)	.00	(41,228.00)
04590	Misc Income Other	.00	10.00	(10.00)	.00	10.00	(10.00)	120.00
	Subtotal Income	15,690.91	14,562.00	1,128.91	15,690.91	14,562.00	1,128.91	174,744.00
EXPENSES								
Administration								
05310	Management fees	1,670.00	1,615.00	(55.00)	1,670.00	1,615.00	(55.00)	19,380.00
05330	Administrative-Other	62.18	230.00	167.82	62.18	230.00	167.82	2,760.00
05340	Audit and accounting	295.00	.00	(295.00)	295.00	.00	(295.00)	2,100.00
05360	Legal-General	1,141.75	150.00	(991.75)	1,141.75	150.00	(991.75)	1,800.00
05370	Legal-Collections	58.00	.00	(58.00)	58.00	.00	(58.00)	.00
	Administration	3,226.93	1,995.00	(1,231.93)	3,226.93	1,995.00	(1,231.93)	26,040.00
Utilities								
05410	Gas/Electric	73.92	82.50	8.58	73.92	82.50	8.58	990.00
05430	Water and Sewer	3,615.26	4,583.33	968.07	3,615.26	4,583.33	968.07	55,000.00
05440	Trash removal-Household	710.00	766.66	56.66	710.00	766.66	56.66	9,200.00
	Utilities	4,399.18	5,432.49	1,033.31	4,399.18	5,432.49	1,033.31	65,190.00
Grounds Maintenance								
05510	Grounds contract	.00	1,575.00	1,575.00	.00	1,575.00	1,575.00	18,900.00
05520	Sprinkler maintenance	.00	600.00	600.00	.00	600.00	600.00	7,200.00
05530	Tree fertilizer/ sprayin	.00	100.00	100.00	.00	100.00	100.00	1,200.00
05540	Grounds extras	.00	125.00	125.00	.00	125.00	125.00	1,500.00
05555	Snow removal	5,333.50	2,000.00	(3,333.50)	5,333.50	2,000.00	(3,333.50)	12,000.00
05560	Flower boxes	.00	20.00	20.00	.00	20.00	20.00	240.00
05585	Pest control	.00	100.00	100.00	.00	100.00	100.00	1,200.00
05590	Concrete maintenance	.00	20.83	20.83	.00	20.83	20.83	250.00
05595	General maintenance	58.00	175.00	117.00	58.00	175.00	117.00	2,100.00
	Grounds Maintenance	5,391.50	4,715.83	(675.67)	5,391.50	4,715.83	(675.67)	44,590.00

Taxes, Insurance, Int

FRENCH CREEK TOWNHOME ASSOCIATION

Income/Expense Statement
 Period: 01/01/16 to 01/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
05630	Insurance-Directors	.00	107.50	107.50	.00	107.50	107.50	1,290.00
05650	Insurance-General liability	2,363.77	2,561.16	197.39	2,363.77	2,561.16	197.39	30,734.00
	Taxes, Insurance,Int	2,363.77	2,668.66	304.89	2,363.77	2,668.66	304.89	32,024.00
Building maintenance								
05710	Gutter repair and maint	.00	250.00	250.00	.00	250.00	250.00	3,000.00
05720	Lighting repair and maint	.00	50.00	50.00	.00	50.00	50.00	600.00
05760	Building Maintenance	.00	200.00	200.00	.00	200.00	200.00	2,400.00
05790	Roof repair and maint	.00	75.00	75.00	.00	75.00	75.00	900.00
	Building maintenance	.00	575.00	575.00	.00	575.00	575.00	6,900.00
	Operating Expenses	15,381.38	15,386.98	5.60	15,381.38	15,386.98	5.60	174,744.00
	Net Operating Income	309.53	(824.98)	1,134.51	309.53	(824.98)	1,134.51	.00
Reserve Income								
08010	Reserve Income-Transfer	3,435.66	3,435.66	.00	3,435.66	3,435.66	.00	41,228.00
08210	Interest Income-Reserve	52.49	100.00	(47.51)	52.49	100.00	(47.51)	1,200.00
	Reserve Income	3,488.15	3,535.66	(47.51)	3,488.15	3,535.66	(47.51)	42,428.00
Reserve Expenses								
09020	Rsv-Paint Exterior	.00	2,833.33	2,833.33	.00	2,833.33	2,833.33	34,000.00
09160	Reserve - Drainage	4,573.00	.00	(4,573.00)	4,573.00	.00	(4,573.00)	.00
	Reserve Expenses	4,573.00	2,833.33	(1,739.67)	4,573.00	2,833.33	(1,739.67)	34,000.00
	Net Reserve Income	(1,084.85)	702.33	(1,787.18)	(1,084.85)	702.33	(1,787.18)	8,428.00
	Current Year Net Income/(loss)	(775.32)	(122.65)	(652.67)	(775.32)	(122.65)	(652.67)	8,428.00
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