

SUN RIVER TOWNHOMES HOA
Balance Sheet
As of December 31, 2009

	<u>Dec 31, 09</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Checking-Grand Mountain Bank	1,033.47
1030 · MMA Savings-Grand Mtn Bank	73,376.39
Total Checking/Savings	<u>74,409.86</u>
Accounts Receivable	
1100 · Accounts Receivable-Homeowners	780.00
Total Accounts Receivable	<u>780.00</u>
Total Current Assets	<u>75,189.86</u>
TOTAL ASSETS	<u>75,189.86</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2100 · Accounts Payable	4,413.75
Total Accounts Payable	<u>4,413.75</u>
Other Current Liabilities	
2190 · Income Taxes Payable	320.00
Total Other Current Liabilities	<u>320.00</u>
Total Current Liabilities	<u>4,733.75</u>
Total Liabilities	4,733.75
Equity	
3100 · Maintenance Fund Balance	32,216.22
3200 · Deck Replacement Reserve	43,200.00
Net Income	-4,960.11
Total Equity	<u>70,456.11</u>
TOTAL LIABILITIES & EQUITY	<u>75,189.86</u>

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Accrual Basis

SUN RIVER TOWNHOMES HOA
Profit & Loss by Class
January through December 2009

	<u>OPERATING</u>	<u>TOTAL</u>
Ordinary Income/Expense		
Income		
4000 · Homeowner Assessments	33,264.00	33,264.00
4010 · Finance Charges	38.72	38.72
4020 · Interest Income	1,061.90	1,061.90
Total Income	<u>34,364.62</u>	<u>34,364.62</u>
Expense		
5000 · Administrative	1,802.50	1,802.50
5005 · Accounting	250.00	250.00
5040 · Cable	3,411.58	3,411.58
5050 · Common Area Maintenance	1,939.84	1,939.84
5070 · Electricity	478.89	478.89
5090 · Grounds Maintenance	4,063.41	4,063.41
5110 · Income Taxes	320.74	320.74
5120 · Insurance	8,218.00	8,218.00
5150 · Legal	1,065.63	1,065.63
5160 · Mailing Expenses	145.83	145.83
5170 · Management Fee	3,600.00	3,600.00
5180 · Meeting Expenses	57.69	57.69
5220 · Snow Removal	4,289.92	4,289.92
5240 · Telephone	3.28	3.28
5260 · Trash Removal	2,033.77	2,033.77
5300 · Water and Sewer	5,784.00	5,784.00
5900 · Major Maintenance	1,859.65	1,859.65
Total Expense	<u>39,324.73</u>	<u>39,324.73</u>
Net Ordinary Income	<u>-4,960.11</u>	<u>-4,960.11</u>
Net Income	<u><u>-4,960.11</u></u>	<u><u>-4,960.11</u></u>