

Castlewood Ranch Paired Owners Assoc. Inc.
Profit & Loss Budget Performance
June 2013

	Jun 13	Budget	Jan - Jun 13	YTD Budget
Ordinary Income/Expense				
Income				
4105- Assessments (Homeowners)	14,365.00	14,170.00	85,865.00	85,020.00
4115- Fees Charged				
4110- Late Fees	36.65	250.00	656.65	1,500.00
4140- Interest	0.00	83.33	0.00	500.02
Total 4115- Fees Charged	36.65	333.33	656.65	2,000.02
4165- Interest Income Other	9.61	41.66	61.43	250.04
4170- Transfer to Reserves	-5,000.00	-5,000.00	-30,000.00	-30,000.00
Uncategorized Income	0.00		0.00	
Total Income	9,411.26	9,544.99	56,583.08	57,270.06
Gross Profit	9,411.26	9,544.99	56,583.08	57,270.06
Expense				
5100- Administrative Expenses				
5105- Bank Service Charges	67.64	60.00	336.28	360.00
5110- Coupon Books	0.00	12.22	37.44	73.32
5115- Filing Fees	0.00		17.13	40.00
5120- Office Supplies	0.00	38.28	36.68	38.28
5125- Printing & Reproduction	0.00	0.00	15.73	46.22
5130- Postage & Delivery	0.00		79.90	181.74
5135- Web site Exp.	50.00	50.00	300.00	300.00
5140- Audit/Tax Prep	0.00		296.00	
5145- Miscellaneous Expense	0.00		0.00	
Total 5100- Administrative Expenses	117.64	160.50	1,119.16	1,039.56
5200- Professional Services				
5210- Legal	0.00		36.00	125.00
Total 5200- Professional Services	0.00		36.00	125.00

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5300- Landscaping & Mtce Exp.				
5305- Fence Maintenance	0.00		0.00	
5310- Fertilizer/ Weed/ Insect	184.24	125.00	434.24	375.00
5315- Grounds Improvement	795.00		795.00	1,000.00
5320- Grounds Maintenance	497.14	332.25	3,218.48	2,240.53
5325- Grounds Repair / Other	0.00		151.50	
5330-Grounds/ Repair/ Sprinkler	498.63	80.00	498.63	240.00
5335- Lighting Maintenance	0.00		0.00	
5340- Native Area Maintenance	0.00		0.00	
5345- Snow Removal	0.00		1,012.50	1,350.00
5350- Tree Replacement	0.00	0.00	0.00	0.00
Total 5300- Landscaping & Mtce Exp.	1,975.01	537.25	6,110.35	5,205.53
5400- Property Management Fees				
5405- A/R Processing Fees	0.00	200.00	1,000.00	1,200.00
5410- Management	800.00	840.00	4,800.00	5,040.00
5400- Property Management Fees - Other	0.00		0.00	200.00
Total 5400- Property Management Fees	800.00	1,040.00	5,800.00	6,440.00
5700- Insurance				
5705- HOA Property Insurance	4,342.02	4,265.33	24,307.80	24,077.97
Total 5700- Insurance	4,342.02	4,265.33	24,307.80	24,077.97
5800- Bad Debt	0.00	125.00	0.00	750.00
5900- Repairs and Maintenance				
5905- Bldg Repair/Roof/Gutter	80.00		662.00	400.00
5910- Building Repair/ Other	0.00	100.00	480.00	1,350.00
Total 5900- Repairs and Maintenance	80.00	100.00	1,142.00	1,750.00
6000- Taxes Paid				

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6005- Federal	0.00		225.56	300.00
6007-State Taxes Paid	0.00		36.00	100.00
Total 6000- Taxes Paid	0.00		261.56	400.00
6200- Utilities				
6205- Electricity	47.18	27.16	232.05	186.59
6210- Trash Removal	2,327.88	2,375.00	14,002.20	14,250.00
6215- Water	186.22	484.37	571.13	1,937.48
Total 6200- Utilities	2,561.28	2,886.53	14,805.38	16,374.07
Reconciliation Discrepancies	0.00		0.00	
Total Expense	9,875.95	9,114.61	53,582.25	56,162.13
Net Ordinary Income	-464.69	430.38	3,000.83	1,107.93
Other Income/Expense				
Other Income				
6300- Total Reserve Revenue				
6305- Reserve Tr from Operating	5,000.00	5,000.00	30,000.00	30,000.00
6310- Reserve Revenue- Interest	5.21	125.00	266.55	750.00
Total 6300- Total Reserve Revenue	5,005.21	5,125.00	30,266.55	30,750.00
Total Other Income	5,005.21	5,125.00	30,266.55	30,750.00
Other Expense				
5730 Property Damage	0.00		3,100.43	
6100- Reserve Expense				
6105 Reserve Painting Phase I	0.00		0.00	0.00
6107 Reserve Painting Phase III	24,434.25		34,594.50	69,000.00
Total 6100- Reserve Expense	24,434.25		34,594.50	69,000.00

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Total Other Expense	24,434.25		37,694.93	69,000.00
Net Other Income	-19,429.04	5,125.00	-7,428.38	-38,250.00
Net Income	-19,893.73	5,555.38	-4,427.55	-37,142.07

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	<u>Annual Budget</u>
Ordinary Income/Expense	
Income	
4105- Assessments (Homeowners)	170,040.00
4115- Fees Charged	
4110- Late Fees	3,000.00
4140- Interest	1,000.00
Total 4115- Fees Charged	<u>4,000.00</u>
4165- Interest Income Other	500.00
4170- Transfer to Reserves	-60,000.00
Uncategorized Income	
Total Income	<u><u>114,540.00</u></u>
Gross Profit	114,540.00
Expense	
5100- Administrative Expenses	
5105- Bank Service Charges	720.00
5110- Coupon Books	1,000.00
5115- Filing Fees	70.00
5120- Office Supplies	150.00
5125- Printing & Reproduction	200.00
5130- Postage & Delivery	450.00
5135- Web site Exp.	600.00
5140- Audit/Tax Prep	300.00
5145- Miscellaneous Expense	0.00
Total 5100- Administrative Expenses	<u>3,490.00</u>
5200- Professional Services	
5210- Legal	600.00
Total 5200- Professional Services	<u>600.00</u>

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	<u>Annual Budget</u>
5300- Landscaping & Mtce Exp.	
5305- Fence Maintenance	400.00
5310- Fertilizer/ Weed/ Insect	700.00
5315- Grounds Improvement	1,000.00
5320- Grounds Maintenance	4,234.03
5325- Grounds Repair / Other	300.00
5330-Grounds/ Repair/ Sprinkler	400.00
5335- Lighting Maintenance	100.00
5340- Native Area Maintenance	0.00
5345- Snow Removal	2,700.00
5350- Tree Replacement	0.00
Total 5300- Landscaping & Mtce Exp.	<u>9,834.03</u>
5400- Property Management Fees	
5405- A/R Processing Fees	2,400.00
5410- Management	10,080.00
5400- Property Management Fees - Other	200.00
Total 5400- Property Management Fees	<u>12,680.00</u>
5700- Insurance	
5705- HOA Property Insurance	49,670.00
Total 5700- Insurance	<u>49,670.00</u>
5800- Bad Debt	1,500.00
5900- Repairs and Maintenance	
5905- Bldg Repair/Roof/Gutter	500.00
5910- Building Repair/ Other	1,800.00
Total 5900- Repairs and Maintenance	<u>2,300.00</u>
6000- Taxes Paid	

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	<u>Annual Budget</u>
6005- Federal	300.00
6007-State Taxes Paid	100.00
Total 6000- Taxes Paid	<u>400.00</u>
6200- Utilities	
6205- Electricity	350.00
6210- Trash Removal	28,500.00
6215- Water	3,875.00
Total 6200- Utilities	<u>32,725.00</u>
Reconciliation Discrepancies	0.00
Total Expense	<u>113,199.03</u>
Net Ordinary Income	1,340.97
Other Income/Expense	
Other Income	
6300- Total Reserve Revenue	
6305- Reserve Tr from Operating	60,000.00
6310- Reserve Revenue- Interest	1,500.00
Total 6300- Total Reserve Revenue	<u>61,500.00</u>
Total Other Income	61,500.00
Other Expense	
5730 Property Damage	
6100- Reserve Expense	
6105 Reserve Painting Phase I	0.00
6107 Reserve Painting Phase III	69,000.00
Total 6100- Reserve Expense	<u>69,000.00</u>

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	Annual Budget
Total Other Expense	69,000.00
Net Other Income	-7,500.00
Net Income	-6,159.03