

**Pine Hollow Homeowners Association**

**Balance Sheet and  
Statement of Income**

**For the period ending**

**December 31, 2008**

PINE HOLLOW HOMEOWNERS ASSN.

Balance Sheet

As of 12/31/08

Assets

Current assets

10125	Wells Fargo - Checking	\$	45,371.99	
10150	Wells Fargo - Money Market		30,417.91	
10175	Moody National Bank-CD		57,938.52	
15000	A/R - Maintenance fees		5,624.61	
15250	A/R - Late fees		1,179.28	
15300	A/R NFS Check		25.00	
15500	A/R - Legal fees		2,427.93	
	Total current assets			\$ 142,985.24

Fixed assets

Total fixed assets \$ .00

Total assets \$ 142,985.24

Liabilities & Member's Equity

Current liabilities

31000	Accounts payable	\$	8,480.01	
35100	Prepaid Assessments		65,263.22	
	Total current liabilities			\$ 73,743.23

Reserves & member's equity

Member's equity

51000	Reserves-repair/replacement	\$	4,491.14	
51500	Emergency Reserves		5,000.00	
52000	Reserves-capital improvements		12,524.02	
52500	Capital Improvements Trails		28,913.36	
52600	Drainage Improvement Account		16,917.21	
	Current year net income/(loss)		1,396.28	
	Total member's equity			\$ 69,242.01

Total liab. & member's equity \$ 142,985.24

**PINE HOLLOW HOMEOWNERS ASSN.**  
Income/Expense Statement - Budget vs. Actual  
Period: 12/01/08 to 12/31/08

Actual	Current Period Budget	Variance		Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
16,786.77	11,853.93	4,932.84	61000	Maintenance assessments	164,430.00	159,497.16	4,932.84	159,497.16
18.14	20.87	(2.73)	71000	Late charges	3,635.91	250.00	3,385.91	250.00
.00	.00	.00	72000	NFS Charges	75.00	.00	75.00	.00
100.83	208.37	(107.54)	74000	Interest Income	1,589.44	2,500.00	(910.56)	2,500.00
.00	.00	.00	75000	Revenue-Flood Project	497,596.66	.00	497,596.66	.00
<b>16,905.74</b>	<b>12,083.17</b>	<b>4,822.57</b>		<b>Total income</b>	<b>667,327.01</b>	<b>162,247.16</b>	<b>505,079.85</b>	<b>162,247.16</b>
<b>Utilities</b>								
182.20	375.00	192.80	80100	Electric	1,580.02	4,500.00	2,919.98	4,500.00
819.58	312.50	(507.08)	80300	Water	5,988.79	3,750.00	(2,238.79)	3,750.00
<b>1,001.78</b>	<b>687.50</b>	<b>(314.28)</b>		<b>Utilities</b>	<b>7,568.81</b>	<b>8,250.00</b>	<b>681.19</b>	<b>8,250.00</b>
<b>Service contracts</b>								
3,152.89	6,250.00	3,097.11	81600	Landscape service	79,154.76	75,000.00	(4,154.76)	75,000.00
4,250.00	41.74	(4,208.26)	81650	Fountain Service	5,203.81	500.00	(4,703.81)	500.00
1,012.00	1,041.74	29.74	81700	Management service	12,144.00	12,500.00	356.00	12,500.00
.00	20.87	20.87	81800	Web Site Service	237.84	250.00	12.16	250.00
1,000.00	1,166.74	166.74	81900	Police Services	11,075.00	14,000.00	2,925.00	14,000.00
<b>9,414.89</b>	<b>8,521.09</b>	<b>(893.80)</b>		<b>Service contracts</b>	<b>107,815.41</b>	<b>102,250.00</b>	<b>(5,565.41)</b>	<b>102,250.00</b>
<b>Repairs &amp; maintenance</b>								
.00	16.74	16.74	82200	Seasonal decorations	271.97	200.00	(71.97)	200.00
9,585.00	416.74	(9,168.26)	82300	General maintenance & repair	14,569.40	5,000.00	(9,569.40)	5,000.00
.00	416.74	416.74	82600	Landscape improvements	6,309.90	5,000.00	(1,309.90)	5,000.00
.00	333.37	333.37	83300	Special events	1,086.73	4,000.00	2,913.27	4,000.00
<b>9,585.00</b>	<b>1,183.59</b>	<b>(8,401.41)</b>		<b>Repairs &amp; maintenance</b>	<b>22,238.00</b>	<b>14,200.00</b>	<b>(8,038.00)</b>	<b>14,200.00</b>
<b>Administrative</b>								
638.31	333.37	(304.94)	84200	Administrative	2,821.57	4,000.00	1,178.43	4,000.00
.00	150.00	150.00	84300	Audit and Tax Return	350.00	1,800.00	1,450.00	1,800.00
.00	.00	.00	84400	Bad Debt	2,432.34	.00	(2,432.34)	.00
.00	.00	.00	84600	Insurance	4,930.00	5,000.00	70.00	5,000.00
311.17	1,083.37	772.20	84700	Legal	8,681.28	13,000.00	4,318.72	13,000.00
16.82	.00	(16.82)	84800	Taxes & permits	1,078.45	750.00	(328.45)	750.00
.00	66.74	66.74	84850	Newsletter	406.56	800.00	393.44	800.00
.00	41.74	41.74	84900	Welcome Committee	43.50	500.00	456.50	500.00
<b>966.30</b>	<b>1,675.22</b>	<b>708.92</b>		<b>Administrative</b>	<b>20,743.70</b>	<b>25,850.00</b>	<b>5,106.30</b>	<b>25,850.00</b>
.00	.00	.00	86100	Contingencies	.00	1,500.00	1,500.00	1,500.00
<b>.00</b>	<b>.00</b>	<b>.00</b>		<b>Contingencies</b>	<b>.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,500.00</b>
<b>20,967.97</b>	<b>12,067.40</b>	<b>(8,900.57)</b>		<b>Total expenses</b>	<b>158,365.92</b>	<b>152,050.00</b>	<b>(6,315.92)</b>	<b>152,050.00</b>
<b>Reserves</b>								
.00	.00	.00	90100	Prov. for rsvs.-repair/repla	2,500.00	2,500.00	.00	2,500.00
.00	.00	.00	90150	Prov. for Rsvs-emergency	5,000.00	5,000.00	.00	5,000.00

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**PINE HOLLOW HOMEOWNERS ASSN.**  
Income/Expense Statement - Budget vs. Actual  
Period: 12/01/08 to 12/31/08

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
.00	.00	.00	90200 Prov. for rsvs.-capt'l impro	2,500.00	2,500.00	.00	2,500.00
.00	.00	.00	90250 Prov for rsvs-Flood Project	497,564.81	.00	(497,564.81)	.00
.00	.00	.00	Reserves provision & FIT exp	507,564.81	10,000.00	(497,564.81)	10,000.00
(4,062.23)	15.77	(4,078.00)	Current year net income/(los	1,396.28	197.16	1,199.12	197.16