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530 Oella Homeowners Association
BALANCE SHEET
04/30/2010

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9198 Red Branch Road
Ellicott City MD 21043

American Community
Management
9198 Red Branch Road
Columbia, MD 21045

Acct#	Account	Amount
	Assets	
	Operating-	
1010	Operating Account - Smartstreet/RBC	10,684.22
1112	Petty Cash	905.87
1210	Operating Savings	7,790.99
	Total Operating Fund	<u>19,381.08</u>
	Reserve-	
1310	Reserve MM	46,636.44
	Total Reserve Fund	<u>46,636.44</u>
	Total Assets	66,017.52
	Liabilities & Equity	
	Equity	
2710	Association Equity	22,379.00
2720	Reserve Fund	44,369.28
	YTD Reserve Equity	2,267.16
	Net Income	<u>(2,997.92)</u>
	Total Equity	<u>66,017.52</u>
	Total Liab & Equity	66,017.52

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530 Oella Homeowners Association
BUDGET COMPARISON-INCOME STATEMENT
04/30/2010

9198 Red Branch Road
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Management
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Acct #	OPERATING	MTD Actual	MTD BUDGET	\$ VAR	YTD ACTUAL	YTD BUDGET	\$ VAR	ANNUAL
3110	Assessment Income	6,604.31	12,390	(5,785.69)	22,189.92	24,780	(2,590.08)	49,560
3115	Collection Income	0.00	0	0.00	3.00	0	3.00	0
3142	Parking Fees	2,235.03	4,336	(2,100.97)	7,555.20	8,672	(1,116.80)	17,345
3157	Fine Income	0.00	0	0.00	285.00	0	285.00	0
3198	Interest Income	4.83	125	(120.17)	12.01	500	(487.99)	1,500
3199	Other Income	172.00	17	155.00	177.71	68	109.71	200
	TOTAL INCOME	9,016.17	16,868	(7,851.83)	30,222.84	34,020	(3,797.16)	68,605
	EXPENSES							
	ADMINISTRATIVE							
4502 00	Management Fee Mgmt Fee	2,249.38	1,638	(611.38)	6,498.76	6,552	53.24	19,655
4504	Audit/Accounting	0.00	0	0.00	0.00	0	0.00	500
4508	Taxes/Misc Fees	0.00	0	0.00	0.00	0	0.00	500
4512	Insurance Expense	0.00	0	0.00	0.00	0	0.00	1,980
4520	Legal-Collection	595.00	333	(262.00)	999.00	1,332	333.00	4,000
4521	Legal-General Matters	3,250.00	0	(3,250.00)	3,250.00	0	(3,250.00)	0
4534	Meeting Cost	0.00	0	0.00	0.00	0	0.00	300
4560 00	Office Exp- Misc Admin/Expense	65.95	250	184.05	282.62	1,000	717.38	3,000
4560 02	Office Exp- Postage	83.86	21	(62.86)	237.50	84	(153.50)	250
4560 04	Office Exp- Coupon Book/Statemen	0.00	0	0.00	703.00	0	(703.00)	0
4560 12	Office Exp- Web Site Admin	50.00	83	33.00	424.40	332	(92.40)	1,000
4582	Bank Charges	0.00	25	25.00	24.89	100	75.11	300
	TOTAL ADMIN EXP	6,294.19	2,350	(3,944.19)	12,420.17	9,400	(3,020.17)	31,485
	UTILITIES							
4609	Private Area Lighting	0.00	167	167.00	580.12	668	87.88	2,000
	TOTAL UTILITY EXP	0.00	167	167.00	580.12	668	87.88	2,000
	OPERATING							
4702 02	Grounds- Grounds Maintenance	195.00	2,000	1,805.00	4,460.11	8,000	3,539.89	24,000
4702 10	Grounds- Tree Maint/Shrub Ser	180.00	0	(180.00)	180.00	0	(180.00)	7,500
4702 23	Grounds- Mutt Mitts	0.00	58	58.00	180.53	232	51.47	700
4730	Snow Removal Exp.	225.00	0	(225.00)	12,940.00	5,000	(7,940.00)	7,500
4770 08	Site Maint- Misc Supplies	0.00	0	0.00	229.83	0	(229.83)	0
	TOTAL OPERATING	600.00	2,058	1,458.00	17,990.47	13,232	(4,758.47)	39,700
	RESERVE TRSFS							
4920 00	Reserve Transfer Budget Rsv Trsf	559.00	559	0.00	2,230.00	2,236	6.00	6,702
	TOTAL RESERVE TRSF	559.00	559	0.00	2,230.00	2,236	6.00	6,702
	TOTAL EXPENSE	7,453.19	5,134	(2,319.19)	33,220.76	25,536	(7,684.76)	79,887
	NET INCOME	1,562.98	11,734	(10,171.02)	(2,997.92)	8,484	(11,481.92)	(11,282)