

06/02/2010  
4:13 PM

530 Oella Homeowners Association  
BALANCE SHEET  
05/31/2010

Page: 1

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	7,569.29
1112	Petty Cash	905.87
1210	Operating Savings	7,790.99
	Total Operating Fund	<u>16,266.15</u>
	Reserve-	
1310	Reserve MM	47,205.39
	Total Reserve Fund	<u>47,205.39</u>
	Total Assets	63,471.54
	Liabilities & Equity	
	Equity	
2710	Association Equity	22,379.00
2720	Reserve Fund	44,369.28
	YTD Reserve Equity	2,836.11
	Net Income	(6,112.85)
	Total Equity	<u>63,471.54</u>
	Total Liab & Equity	63,471.54

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4:13 PM

530 Oella Homeowners Association  
BUDGET COMPARISON-INCOME STATEMENT  
05/31/2010

Page: 1

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Acct #	OPERATING	MTD Actual	MTD BUDGET	\$ VAR	YTD ACTUAL	YTD BUDGET	\$ VAR	ANNUAL
3110	Assessment Income	2,325.64	0	2,325.64	24,515.56	24,780	(264.44)	49,560
3115	Collection Income	18.00	0	18.00	21.00	0	21.00	0
3142	Parking Fees	776.80	0	776.80	8,332.00	8,672	(340.00)	17,345
3157	Fine Income	0.00	0	0.00	285.00	0	285.00	0
3198	Interest Income	0.00	125	(125.00)	12.01	625	(612.99)	1,500
3199	Other Income	70.71	17	53.71	248.42	85	163.42	200
	TOTAL INCOME	3,191.15	142	3,049.15	33,413.99	34,162	(748.01)	68,605
	EXPENSES							
	ADMINISTRATIVE							
4502 00	Management Fee Mgmt Fee	1,624.69	1,638	13.31	8,123.45	8,190	66.55	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	20.00	333	313.00	1,019.00	1,665	646.00	4,000
4521	Legal-General Matters	225.00	0	(225.00)	3,475.00	0	(3,475.00)	0
4534	Meeting Cost	0.00	0	0.00	0.00	0	0.00	300
4560 00	Office Exp- Misc Admin/Expense	41.14	250	208.86	323.76	1,250	926.24	3,000
4560 02	Office Exp- Postage	40.65	21	(19.65)	278.15	105	(173.15)	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	0.00	83	83.00	424.40	415	(9.40)	1,000
4582	Bank Charges	0.00	25	25.00	24.89	125	100.11	300
	TOTAL ADMIN EXP	1,951.48	2,350	398.52	14,371.65	11,750	(2,621.65)	31,485
	UTILITIES							
4609	Private Area Lighting	145.03	167	21.97	725.15	835	109.85	2,000
	TOTAL UTILITY EXP	145.03	167	21.97	725.15	835	109.85	2,000
	OPERATING							
4702 02	Grounds- Grounds Maintenance	3,560.00	2,000	(1,560.00)	8,020.11	10,000	1,979.89	24,000
4702 10	Grounds- Tree Maint/Shrub Ser	0.00	2,500	2,500.00	180.00	2,500	2,320.00	7,500
4702 23	Grounds- Mutt Mitts	90.57	58	(32.57)	271.10	290	18.90	700
4730	Snow Removal Exp.	0.00	0	0.00	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	3,650.57	4,558	907.43	21,641.04	17,790	(3,851.04)	39,700
	RESERVE TRSFS							
4920 00	Reserve Transfer Budget Rsv Trsf	559.00	559	0.00	2,789.00	2,795	6.00	6,702
	TOTAL RESERVE TRSF	559.00	559	0.00	2,789.00	2,795	6.00	6,702
	TOTAL EXPENSE	6,306.08	7,634	1,327.92	39,526.84	33,170	(6,356.84)	79,887
	NET INCOME	(3,114.93)	(7,492)	4,377.07	(6,112.85)	992	(7,104.85)	(11,282)