

Wynstone Townhomes Association
Statement of Assets, Liabilities & Fund Balances-Tax Basis
As of April 30, 2009

Apr 30, 09

ASSETS	
Current Assets	
Checking/Savings	
Cash in Checking	
O - Cash in checking	4,839.66
O - Operating Reserve	3,621.46
Total Cash in Checking	8,461.12
Money Market Account - Highland	
O - Oper Reserve - Highland	789.34
R - LT Reserve - Highland Bank	4,611.09
Total Money Market Account - Highland	5,400.43
Money Market Account - TCF	
O - Operating Fund Res - TCF	4,635.50
Total Money Market Account - TCF	4,635.50
Cash Securities - CD's	
O - Cash Securities - (4.6%)	4,000.00
R - Cash Securities	
R - Cash Securities - (4.6%)	8,800.00
Highland Bank CD #1 (5.00%)	23,719.63
Highland Bank CD #2 (5.17%)	262.00
Highland Bank CD #3 (5.00%)	21,002.74
Highland Primevest (4.6%)	57,568.81
Total R - Cash Securities	111,353.18
Total Cash Securities - CD's	115,353.18
Total Checking/Savings	133,850.23
Total Current Assets	133,850.23
TOTAL ASSETS	133,850.23
LIABILITIES & EQUITY	
Equity	
Fund Balances - Prior Year	
O - Fund Balance	12,800.86
R - Fund Balance	93,100.23
Total Fund Balances - Prior Year	105,901.09
Retained Earnings	15,435.83
Net Income	12,513.31
Total Equity	133,850.23
TOTAL LIABILITIES & EQUITY	133,850.23

Wynstone Townhomes Association
Statement of Operations - Income Tax Basis
 January through April 2009

	Jan - Apr 09
Ordinary Income/Expense	
Income	
Member Assessments	
O - Current Year Operations	14,192.00
O - Operating Reserve	1,740.00
R - LT Replacement Reserve	6,148.00
Total Member Assessments	22,080.00
Investment Income	
O - Dividend/Interest Income	1.03
R - Interest/Dividend Income	1,354.09
Total Investment Income	1,355.12
Total Income	23,435.12
Expense	
Total Operating Fund Expenses	
Trash Removal	1,504.35
Snow Removal	
Plowing Contract	3,510.00
Winter Supplies	150.00
Total Snow Removal	3,660.00
Lawn Care	
Lawn Contract	1,250.73
Total Lawn Care	1,250.73
Insurance	
Liability Insurance	3,915.00
Total Insurance	3,915.00
Office and Adm. Expense	
Bank Charges	24.00
Office Supplies and Expense	259.73
Total Office and Adm. Expense	283.73
Income Tax Expense	219.00
Miscellaneous	15.65
Water and Sewer	73.35
Total Total Operating Fund Expenses	10,921.81
Total Expense	10,921.81
Net Ordinary Income	12,513.31
Net Income	<u>12,513.31</u>

Wynstone Townhomes Association
Operations Actual vs Budget
 January through April 2009

	Jan - Apr 09	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Member Assessments			
O - Current Year Operations	14,192.00	14,192.00	0.00
O - Operating Reserve	1,740.00	1,740.00	0.00
R - LT Replacement Reserve	6,148.00	6,148.00	0.00
Total Member Assessments	22,080.00	22,080.00	0.00
Investment Income			
O - Dividend/interest Income	1.03		
R - Interest/Dividend Income	1,354.09	1,740.00	-385.91
Total Investment Income	1,355.12	1,740.00	-384.88
Total Income	23,435.12	23,820.00	-384.88
Expense			
Total Operating Fund Expenses			
Trash Removal	1,504.35	1,620.00	-115.65
Snow Removal			
Plowing Contract	3,510.00	3,510.00	0.00
Winter Supplies	150.00	75.00	75.00
Total Snow Removal	3,660.00	3,585.00	75.00
Lawn Care			
Lawn Contract	1,250.73	1,251.00	-0.27
Total Lawn Care	1,250.73	1,251.00	-0.27
Insurance			
Liability Insurance	3,915.00	3,720.00	195.00
Total Insurance	3,915.00	3,720.00	195.00
Office and Adm. Expense			
Bank Charges	24.00	60.00	-36.00
Office Supplies and Expense	259.73	160.00	99.73
Total Office and Adm. Expense	283.73	220.00	63.73
Sprinkler System Costs			
Water Costs	0.00	860.00	-860.00
Total Sprinkler System Costs	0.00	860.00	-860.00
Grounds and Landscape			
Trees and Shrubs Contract	0.00	1,000.00	-1,000.00
Miscellaneous Maintenance	0.00	400.00	-400.00
Total Grounds and Landscape	0.00	1,400.00	-1,400.00
Income Tax Expense	219.00	100.00	119.00
Maintenance Expense			
General Maintenance	0.00	1,200.00	-1,200.00
Total Maintenance Expense	0.00	1,200.00	-1,200.00
Miscellaneous	15.65		
Water and Sewer	73.35		
Total Total Operating Fund Expenses	10,921.81	13,956.00	-3,034.19
Total Expense	10,921.81	13,956.00	-3,034.19
Net Ordinary Income	12,513.31	9,864.00	2,649.31
Net Income	12,513.31	9,864.00	2,649.31

Wynstone Townhomes Association
Statement of Operations - Monthly
 January through April 2009

	Jan 09	Feb 09	Mar 09	Apr 09	TOTAL
Ordinary Income/Expense					
Income					
Member Assessments					
O - Current Year Operations	3,548.00	3,548.00	3,548.00	3,548.00	14,192.00
O - Operating Reserve	435.00	435.00	435.00	435.00	1,740.00
R - LT Replacement Reserve	1,537.00	1,537.00	1,537.00	1,537.00	6,148.00
Total Member Assessments	5,520.00	5,520.00	5,520.00	5,520.00	22,080.00
Investment Income					
O - Dividend/interest Income	0.00	0.40	0.28	0.35	1.03
R - Interest/Dividend Income	0.00	0.00	1,354.09	0.00	1,354.09
Total Investment Income	0.00	0.40	1,354.37	0.35	1,355.12
Total Income	5,520.00	5,520.40	6,874.37	5,520.35	23,435.12
Expense					
Total Operating Fund Expenses					
Trash Removal	0.00	764.82	739.53	0.00	1,504.35
Snow Removal					
Plowing Contract	1,170.00	0.00	2,340.00	0.00	3,510.00
Winter Supplies	0.00	0.00	150.00	0.00	150.00
Total Snow Removal	1,170.00	0.00	2,490.00	0.00	3,660.00
Lawn Care					
Lawn Contract	0.00	0.00	0.00	1,250.73	1,250.73
Total Lawn Care	0.00	0.00	0.00	1,250.73	1,250.73
Insurance					
Liability Insurance	1,945.00	0.00	0.00	1,970.00	3,915.00
Total Insurance	1,945.00	0.00	0.00	1,970.00	3,915.00
Office and Adm. Expense					
Bank Charges	12.00	6.00	6.00	0.00	24.00
Office Supplies and Expense	21.36	0.00	238.37	0.00	259.73
Total Office and Adm. Expense	33.36	6.00	244.37	0.00	283.73
Income Tax Expense	0.00	0.00	219.00	0.00	219.00
Miscellaneous	0.00	0.00	0.00	15.65	15.65
Water and Sewer	24.00	0.00	49.35	0.00	73.35
Total Total Operating Fund Expenses	3,172.36	770.82	3,742.25	3,236.38	10,921.81
Total Expense	3,172.36	770.82	3,742.25	3,236.38	10,921.81
Net Ordinary Income	2,347.64	4,749.58	3,132.12	2,283.97	12,513.31
Net Income	<u>2,347.64</u>	<u>4,749.58</u>	<u>3,132.12</u>	<u>2,283.97</u>	<u>12,513.31</u>

Wynstone Townhomes Association Statement of Operations - By Fund

January through April 2009

	Operating Fund	Oper Reserve Fund	LT Reserve Fund	TOTAL
Ordinary Income/Expense				
Income				
Member Assessments				
O - Current Year Operations	14,192.00	0.00	0.00	14,192.00
O - Operating Reserve	0.00	1,740.00	0.00	1,740.00
R - LT Replacement Reserve	0.00	0.00	6,148.00	6,148.00
Total Member Assessments	14,192.00	1,740.00	6,148.00	22,080.00
Investment Income				
O - Dividend/interest Income	0.00	1.03	0.00	1.03
R - Interest/Dividend Income	0.00	0.00	1,354.09	1,354.09
Total Investment Income	0.00	1.03	1,354.09	1,355.12
Total Income	14,192.00	1,741.03	7,502.09	23,435.12
Expense				
Total Operating Fund Expenses				
Trash Removal	1,504.35	0.00	0.00	1,504.35
Snow Removal				
Plowing Contract	3,510.00	0.00	0.00	3,510.00
Winter Supplies	150.00	0.00	0.00	150.00
Total Snow Removal	3,660.00	0.00	0.00	3,660.00
Lawn Care				
Lawn Contract	1,250.73	0.00	0.00	1,250.73
Total Lawn Care	1,250.73	0.00	0.00	1,250.73
Insurance				
Liability Insurance	3,915.00	0.00	0.00	3,915.00
Total Insurance	3,915.00	0.00	0.00	3,915.00
Office and Adm. Expense				
Bank Charges	24.00	0.00	0.00	24.00
Office Supplies and Expense	259.73	0.00	0.00	259.73
Total Office and Adm. Expense	283.73	0.00	0.00	283.73
Income Tax Expense	219.00	0.00	0.00	219.00
Miscellaneous	15.65	0.00	0.00	15.65
Water and Sewer	73.35	0.00	0.00	73.35
Total Total Operating Fund Expenses	10,921.81	0.00	0.00	10,921.81
Total Expense	10,921.81	0.00	0.00	10,921.81
Net Ordinary Income	3,270.19	1,741.03	7,502.09	12,513.31
Net Income	3,270.19	1,741.03	7,502.09	12,513.31

Wynstone Townhomes Association Operations Budget Overview

January through December 2009

	Jan 09	Feb 09	Mar 09	Apr 09	May 09	Jun 09	Jul 09	Aug 09	Sep 09	Oct 09	Nov 09	Dec 09	TOTAL Jan - Dec 09
Ordinary Income/Expense													
Income													
Member Assessments													
O - Current Year Operations	3,548.00	3,548.00	3,548.00	3,548.00	3,548.00	3,548.00	3,548.00	3,548.00	3,548.00	3,548.00	3,548.00	3,544.00	42,572.00
O - Operating Reserve	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	440.00	5,225.00
R - LT Replacement Reserve	1,537.00	1,537.00	1,537.00	1,537.00	1,537.00	1,537.00	1,537.00	1,537.00	1,537.00	1,537.00	1,537.00	1,536.00	18,443.00
Total Member Assessments	5,520.00	5,520.00	5,520.00	5,520.00	5,520.00	5,520.00	5,520.00	5,520.00	5,520.00	5,520.00	5,520.00	5,520.00	66,240.00
Investment Income													
R - Interest/Dividend Income	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	5,220.00
Total Investment Income	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	435.00	5,220.00
Total Income	5,955.00	5,955.00	5,955.00	5,955.00	5,955.00	5,955.00	5,955.00	5,955.00	5,955.00	5,955.00	5,955.00	5,955.00	71,460.00
Expense													
Total Operating Fund Expenses													
Trash Removal	405.00	405.00	405.00	405.00	405.00	405.00	405.00	405.00	405.00	405.00	405.00	405.00	4,860.00
Snow Removal													
Plowing Contract	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	1,170.00	5,850.00
Winter Supplies	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	125.00
Total Snow Removal	1,195.00	1,195.00	1,195.00	1,195.00	1,195.00	1,195.00	1,195.00	1,195.00	1,195.00	1,195.00	1,195.00	1,195.00	5,975.00
Lawn Care													
Lawn Contract				1,251.00	1,251.00	1,251.00	1,251.00	1,251.00	1,251.00	1,251.00	1,251.00	1,251.00	8,757.00
Aeration and Lawn Repair				25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	100.00
Total Lawn Care				1,251.00	1,276.00	1,276.00	1,276.00	1,276.00	1,251.00	1,251.00	1,251.00	1,251.00	8,857.00
Insurance													
Liability Insurance	930.00	930.00	930.00	930.00	930.00	930.00	930.00	930.00	930.00	930.00	930.00	930.00	11,160.00
Total Insurance	930.00	930.00	930.00	930.00	930.00	930.00	930.00	930.00	930.00	930.00	930.00	930.00	11,160.00
Professional Services													
Dues									175.00				175.00
Legal and Collection									125.00				125.00
Total Professional Services									300.00				300.00
Office and Adm. Expense													
Bank Charges	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
Office Supplies and Expense	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
Total Office and Adm. Expense	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660.00
Sprinkler System Costs													
Water Costs	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	215.00	2,580.00
Sprinkler Repairs					100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	300.00
Total Sprinkler System Costs	215.00	215.00	215.00	215.00	315.00	215.00	315.00	215.00	315.00	215.00	215.00	215.00	2,880.00
Grounds and Landscape													
Trees and Shrubs Contract	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Miscellaneous Maintenance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Total Grounds and Landscape	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
Income Tax Expense													
Maintenance Expense													100.00
General Maintenance	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	280.00	3,580.00

Wynstone Townhomes Association Operations Budget Overview

January through December 2009

	Jan 09	Feb 09	Mar 09	Apr 09	May 09	Jun 09	Jul 09	Aug 09	Sep 09	Oct 09	Nov 09	Dec 09	TOTAL Jan - Dec 09
Total Maintenance Expense	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	280.00	3,580.00
Total Total Operating Fund Expenses	3,450.00	3,450.00	3,550.00	3,506.00	3,631.00	3,531.00	3,631.00	3,531.00	3,906.00	3,506.00	3,450.00	3,430.00	42,572.00
Total Expense	3,450.00	3,450.00	3,550.00	3,506.00	3,631.00	3,531.00	3,631.00	3,531.00	3,906.00	3,506.00	3,450.00	3,430.00	42,572.00
Net Ordinary Income	2,505.00	2,505.00	2,405.00	2,449.00	2,324.00	2,424.00	2,324.00	2,424.00	2,049.00	2,449.00	2,505.00	2,525.00	28,888.00
Net Income	2,505.00	2,505.00	2,405.00	2,449.00	2,324.00	2,424.00	2,324.00	2,424.00	2,049.00	2,449.00	2,505.00	2,525.00	28,888.00