

Pennsylvania Avenue HOA

08/31/2010

Financial Report

Unaudited: For Internal Use Only

<u>Included Reports</u>	<u>Copies</u>
GL Financial Statements	1
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c/o HOA Accounting Services
P. O. Box 400
Walnut Creek CA 94597

	Operating Fund	Reserve Fund	TOTAL Funds
CASH-OPERATING			
Operating Cash	15,999.39	0.00	15,999.39
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	15,999.39	0.00	15,999.39
CASH-RESERVES			
Reserve Account	0.00	104,545.89	104,545.89
CD 6mn 10/20/10 .75%	0.00	99,999.00	99,999.00
CD 12mn 1/1/11 1.25%	0.00	99,999.00	99,999.00
CD 2yr 1/1/11 2.0%	0.00	99,999.00	99,999.00
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	0.00	404,542.89	404,542.89
OTHER ASSETS			
Accounts Receivable	13,943.86	0.00	13,943.86
Prepaid Insurance	5,329.00	0.00	5,329.00
	-----	-----	-----
	19,272.86	0.00	19,272.86
TOTAL ASSETS	35,272.25	404,542.89	439,815.14
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LIABILITIES			
Accrued Expenses Payable	5,268.50	0.00	5,268.50
Prepaid Assessments	616.34	0.00	616.34
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TOTAL LIABILITIES	5,884.84	0.00	5,884.84
EQUITY			
OPERATING FUND			
Operating Beginning Balance	24,262.00	0.00	24,262.00
Operating Fund YTD	5,125.41	0.00	5,125.41
	-----	-----	-----
	29,387.41	0.00	29,387.41
RESERVE FUND			
Reserve Beginning Balance	0.00	362,331.00	362,331.00
Reserve Fund YTD	0.00	42,211.89	42,211.89
	-----	-----	-----
TOTAL EQUITY	29,387.41	404,542.89	433,930.30
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TOTAL LIABILITIES & EQUITY	35,272.25	404,542.89	439,815.14
	=====	=====	=====

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P. O. Box 400
Walnut Creek CA 94597

	Current Month Actual	Current Mo Budget	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME						
40000	Assessment Income	22,000.00	22,000	176,000.00	176,000	0.00 264,000
40200	Special Assessment	0.00	0	15,400.00	0	15,400.00 0
41000	Late Fees & Interest	300.00	0	2,712.52	0	2,712.52 0
41010	Fines Assessed	0.00	0	100.00	0	100.00 0
41025	Miscellaneous Income	1,000.00	0	1,000.00	0	1,000.00 0
41105	Storage Space Income	0.00	500	4,000.00	4,000	0.00 6,000
	TOTAL INCOME	23,300.00	22,500	199,212.52	180,000	19,212.52 270,000
ADMINISTRATION EXPENSES						
50050	Management Service	1,100.00	1,100	8,800.00	8,800	0.00 13,200
50085	Mgmt Special Svcs	112.00	63	572.00	504	(68.00) 750
51000	Accounting Service	400.00	400	3,200.00	3,200	0.00 4,800
51150	Accounting Consulting	60.50	42	193.50	336	142.50 500
51190	CPA Review/Audit /Tax Return	0.00	125	1,500.00	1,000	(500.00) 1,500
51240	CC&R Update	3,700.00	0	13,700.00	0	(13,700.00) 0
51260	Legal Fees	0.00	83	475.00	664	189.00 1,000
51310	Dues & Publications	0.00	17	0.00	136	136.00 200
51320	CAI Membership/Seminars	0.00	50	450.00	400	(50.00) 600
51380	Taxes Fed & State	0.00	200	2,175.00	1,600	(575.00) 2,400
51560	Office Expense	107.50	100	873.50	800	(73.50) 1,200
52200	Reserve Study	0.00	167	1,500.00	1,336	(164.00) 2,000
52250	Social Events	350.00	125	350.00	1,000	650.00 1,500
52550	Delinquency Policy Admin	50.00	83	350.00	664	314.00 1,000
55000	General Insurance	1,237.00	1,250	9,896.00	10,000	104.00 15,000
	TOTAL ADMINISTRATIVE	7,117.00	3,805	44,035.00	30,440	(13,595.00) 45,650
UTILITIES						
60000	Electricity & Gas	132.13	75	728.84	600	(128.84) 900
62000	Water & Sewer	3,768.50	2,500	19,261.78	20,000	738.22 30,000
63000	Telephone	43.27	50	362.49	400	37.51 600
65000	Trash Collection Service	75.00	75	600.00	600	0.00 900
65200	Microcycle Recycle	50.00	50	400.00	400	0.00 600
	TOTAL UTILITIES	4,068.90	2,750	21,353.11	22,000	646.89 33,000
GENERAL MAINTENANCE						
72600	Fountain Maintenance	0.00	400	4,800.00	3,200	(1,600.00) 4,800
74000	General Maintenance	775.00	417	3,235.00	3,336	101.00 5,000
74015	Graffiti Removal	0.00	67	150.00	536	386.00 800
74060	Gutter Repair & Maintenance	0.00	100	1,450.00	800	(650.00) 1,200
74140	Insurance Claim Repairs	3,000.00	0	3,000.00	0	(3,000.00) 0
74170	Lighting Repair & Maintenance	0.00	125	900.00	1,000	100.00 1,500
74190	Locks & Keys	0.00	42	200.00	336	136.00 500
75100	Pest Control	0.00	57	550.00	456	(94.00) 680
75290	Signs	0.00	42	50.00	336	286.00 500
75420	Tennis Court Maintenance	0.00	67	600.00	536	(64.00) 800
75430	Towing Service	0.00	42	250.00	336	86.00 500
82000	Janitorial Service	150.00	150	1,200.00	1,200	0.00 1,800
82020	Janitorial Supplies	25.00	33	70.00	264	194.00 400
83000	Security Service	3,000.00	1,000	9,000.00	8,000	(1,000.00) 12,000
83025	Security Miscellaneous	0.00	500	525.00	4,000	3,475.00 6,000
83050	Fire Extinguisher Service	0.00	83	880.00	664	(216.00) 1,000
	TOTAL GENERAL MAINTENANCE	6,950.00	3,125	26,860.00	25,000	(1,860.00) 37,480
LANDSCAPE MAINTENANCE						

c/o HOA Accounting Services
P. O. Box 400
Walnut Creek CA 94597

		Current Month Actual	Current Mo Budget	YTD Actual	YTD Budget	Variance	Annual Budget
80000	Landscaping Service	1,500.00	1,500	12,000.00	12,000	0.00	18,000
80010	Landscape Extras	0.00	83	1,585.00	664	(921.00)	1,000
	TOTAL LANDSCAPING	1,500.00	1,583	13,585.00	12,664	(921.00)	19,000
	POOL/SPA MAINTENANCE						
81000	Pool/Spa Service	375.00	375	3,000.00	3,000	0.00	4,500
81010	Pool/Spa Extras	100.00	125	375.00	1,000	625.00	1,500
81050	Pool License/Permit	0.00	83	0.00	664	664.00	1,000
81080	Solar Maintenance	55.00	67	155.00	536	381.00	800
	TOTAL POOL/SPA	530.00	650	3,530.00	5,200	1,670.00	7,800
	TOTAL EXPENSES	20,165.90	11,913	109,363.11	95,304	(14,059.11)	142,930
	ALLOCATION TO RESERVES						
90000	Reserve - Allocation/Transfer	8,339.00	8,339	66,712.00	66,712	0.00	100,070
90030	Res.Loan Repayment	2,250.00	2,250	18,012.00	18,000	(12.00)	27,000
	TOTAL ALLOCATION TO RESERVES	10,589.00	10,589	84,724.00	84,712	(12.00)	127,070
	NET INCOME (LOSS)	(7,454.90)	(2)	5,125.41	(16)	5,141.41	0

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	Current Month	Current Mo	YTD	YTD	Variance	Annual
	Actual	Budget	Actual	Budget		Budget
RESERVE INCOME						
45000	Reserve Income	8,339.00	8,339	66,712.00	66,712	0.00 100,070
46000	Debt Service Allocation	2,250.00	2,250	18,012.00	18,000	12.00 27,000
47000	Interest Earned Reserve	41.32	0	287.89	0	287.89 0
	TOTAL RESERVE INCOME	10,630.32	10,589	85,011.89	84,712	299.89 127,070
RESERVE EXPENSES						
91090	Asphalt Repairs	0.00	833	0.00	6,664	6,664.00 10,000
91180	Asphalt Sealing & Striping	0.00	500	0.00	4,000	4,000.00 6,000
91505	Cabana	0.00	1,250	20,000.00	10,000	(10,000.00) 15,000
91960	Concrete Trip/Fall	0.00	292	0.00	2,336	2,336.00 3,500
92770	Fencing	0.00	833	10,500.00	6,664	(3,836.00) 10,000
92865	Fountain Restoration	0.00	1,000	1,000.00	8,000	7,000.00 12,000
93075	Gates	0.00	250	0.00	2,000	2,000.00 3,000
93390	Irrigation Controlle	0.00	417	0.00	3,336	3,336.00 5,000
93460	Landscape Equipment	0.00	250	0.00	2,000	2,000.00 3,000
93526	Landscape Enhancement	0.00	583	0.00	4,664	4,664.00 7,000
93620	Lighting	0.00	417	6,000.00	3,336	(2,664.00) 5,000
94030	Patio Furniture	0.00	250	0.00	2,000	2,000.00 3,000
94180	Pool - Building & Equipment	0.00	833	0.00	6,664	6,664.00 10,000
94240	Pool Backflow	0.00	292	0.00	2,336	2,336.00 3,500
94270	Pool Cabana Siding & Trim	0.00	333	5,300.00	2,664	(2,636.00) 4,000
94570	Pool Resurfacing	0.00	1,125	0.00	9,000	9,000.00 13,500
94630	Pool Solar	0.00	667	0.00	5,336	5,336.00 8,000
94750	Pool Tile & Deck	0.00	833	0.00	6,664	6,664.00 10,000
95440	Security Access/System	0.00	333	0.00	2,664	2,664.00 4,000
95620	Signage	0.00	67	0.00	536	536.00 800
96040	Tennis Courts	0.00	833	0.00	6,664	6,664.00 10,000
96100	Tree Care	0.00	1,250	0.00	10,000	10,000.00 15,000
	TOTAL RESERVE EXPENSES	0.00	13,441	42,800.00	107,528	64,728.00 161,300
	NET INCOME	10,630.32	(2,852)	42,211.89	(22,816)	65,027.89 (34,230)

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c/o HOA Accounting Services
P. O. Box 400
Walnut Creek CA 94597

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Assessment	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	0	0	0	0	176,000
Special As	0	0	0	0	0	0	15,400	0	0	0	0	0	15,400
Late Fees	347	549	268	287	361	315	286	300	0	0	0	0	2,713
Fines Asse	0	0	0	0	100	0	0	0	0	0	0	0	100
Miscellane	0	0	0	0	0	0	0	1,000	0	0	0	0	1,000
Storage Sp	0	0	0	0	2,500	500	1,000	0	0	0	0	0	4,000
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TOTAL INCO	22,347	22,549	22,268	22,287	24,961	22,815	38,686	23,300	0	0	0	0	199,213
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ADMINISTRATION EXPENSES													
Management	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	0	0	0	0	8,800
Mgmt Speci	100	0	250	0	110	0	0	112	0	0	0	0	572
Accounting	400	400	400	400	400	400	400	400	0	0	0	0	3,200
Accounting	0	0	0	0	50	83	0	61	0	0	0	0	194
CPA Review	0	0	1,500	0	0	0	0	0	0	0	0	0	1,500
CC&R Updat	0	0	0	0	0	0	10,000	3,700	0	0	0	0	13,700
Legal Fees	0	0	0	0	0	475	0	0	0	0	0	0	475
CAI Member	0	0	0	0	0	450	0	0	0	0	0	0	450
Taxes Fed	0	0	2,175	0	0	0	0	0	0	0	0	0	2,175
Office Exp	110	167	115	110	110	87	67	108	0	0	0	0	874
Reserve St	0	0	0	0	0	750	750	0	0	0	0	0	1,500
Social Eve	0	0	0	0	0	0	0	350	0	0	0	0	350
Delinquenc	50	25	25	50	75	25	50	50	0	0	0	0	350
General In	1,237	1,237	1,237	1,237	1,237	1,237	1,237	1,237	0	0	0	0	9,896
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TOTAL ADMI	2,997	2,929	6,802	2,897	3,082	4,607	13,604	7,117	0	0	0	0	44,035
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UTILITIES													
Electricit	73	74	77	73	88	95	116	132	0	0	0	0	729
Water & Se	2,327	1,997	1,997	2,049	2,049	2,538	2,538	3,769	0	0	0	0	19,262
Telephone	47	44	46	47	47	49	38	43	0	0	0	0	362
Trash Coll	75	75	75	75	75	75	75	75	0	0	0	0	600
Microcycle	50	50	50	50	50	50	50	50	0	0	0	0	400
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TOTAL UTIL	2,573	2,240	2,245	2,294	2,308	2,807	2,817	4,069	0	0	0	0	21,353
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GENERAL MAINTENANCE													
Fountain M	1,200	0	0	1,200	1,200	1,200	0	0	0	0	0	0	4,800
General Ma	0	0	0	1,600	735	125	0	775	0	0	0	0	3,235
Graffiti R	0	150	0	0	0	0	0	0	0	0	0	0	150
Gutter Rep	0	750	0	0	700	0	0	0	0	0	0	0	1,450
Insurance	0	0	0	0	0	0	0	3,000	0	0	0	0	3,000
Lighting R	0	0	0	0	0	900	0	0	0	0	0	0	900
Locks & Ke	0	0	0	0	0	0	200	0	0	0	0	0	200
Pest Contr	0	400	0	150	0	0	0	0	0	0	0	0	550
Signs	0	0	50	0	0	0	0	0	0	0	0	0	50
Tennis Cou	0	350	250	0	0	0	0	0	0	0	0	0	600
Towing Ser	0	0	250	0	0	0	0	0	0	0	0	0	250
Janitorial	0	300	150	150	150	150	150	150	0	0	0	0	1,200
Janitorial	0	0	0	0	0	0	45	25	0	0	0	0	70
Security S	3,000	0	0	0	3,000	0	0	3,000	0	0	0	0	9,000
Security M	0	0	0	0	525	0	0	0	0	0	0	0	525
Fire Extin	0	0	0	880	0	0	0	0	0	0	0	0	880
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TOTAL GENE	4,200	1,950	700	3,980	6,310	2,375	395	6,950	0	0	0	0	26,860
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LANDSCAPING													
Landscapin	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	0	0	0	0	12,000
Landscape	350	275	260	0	500	0	200	0	0	0	0	0	1,585
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TOTAL LAND	1,850	1,775	1,760	1,500	2,000	1,500	1,700	1,500	0	0	0	0	13,585
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POOL/SPA MAINTENANCE													
Pool/Spa S	375	375	375	375	375	375	375	375	0	0	0	0	3,000
Pool/Spa E	50	0	50	0	115	40	20	100	0	0	0	0	375
Solar Main	0	0	0	0	0	0	100	55	0	0	0	0	155
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TOTAL POOL	425	375	425	375	490	415	495	530	0	0	0	0	3,530
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TOTAL EXPE	12,045	9,269	11,932	11,046	14,190	11,704	19,011	20,166	0	0	0	0	109,363
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ALLOCATION TO RESERVES													

c/o HOA Accounting Services
P. O. Box 400
Walnut Creek CA 94597

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Reserve -	8,339	8,339	8,339	8,339	8,339	8,339	8,339	8,339	0	0	0	0	66,712
Res.Loan R	<u>2,250</u>	<u>2,250</u>	<u>2,254</u>	<u>2,254</u>	<u>2,254</u>	<u>2,250</u>	<u>2,250</u>	<u>2,250</u>	-	-	-	-	<u>18,012</u>
TOTAL ALLO	10,589	10,589	10,593	10,593	10,593	10,589	10,589	10,589	0	0	0	0	84,724
NET OPERAT	<u>-287</u>	<u>2,691</u>	<u>-257</u>	<u>648</u>	<u>178</u>	<u>522</u>	<u>9,085</u>	<u>-7,455</u>	=	=	=	=	<u>5,125</u>

Delinquent & Prepaid Resident Report
1600 Pennsylvania Avenue HOA
Report Date: 08/31/2010

Project: 16

Unit	Resident	Stat	Move In	Move Out	Security Depos				
Space	Type	Co-Resident	CC Description	Date	Amount	Current	30 Days	60 Days	90 Days

Assoc: 16-00 PENNSYLVANIA AVENUE

1601	01 George Washington	C	10/12/2001		900.00	50.00	500.00	350.00	
1602	01 John Adams	C	10/12/2001		1,798.24	50.00	508.76	681.83	557.65
	Owner to Pay in Full 9/1/10								
1603	01 Thomas Jefferson	C	10/12/2001		5,494.35	50.00	593.55	938.05	3,912.75
	Sent to ASAP 1/31/10 Lender NOD rec.5/1/10								
1610	01 John Tyler	C	10/12/2001		-46.00	-46.00			
1622	01 Grover Cleveland	C	10/12/2001		-150.00		-150.00		
1623	01 Benjamin Harrison	C	01/01/2010		100.00				100.00
1625	01 William McKinley	C	10/12/2001		5,501.27	50.00	593.61	938.11	3,919.55
	Sent to ASAP 12/31/10Lender NOD 3/10/10** Short Sale5/10								
1633	01 Harry Truman	C	10/12/2001		100.00			100.00	
1643	01 George W. Bush	C	10/12/2001		-333.34	-333.34			
1644	01 Barack O'bama	C	10/12/2001		-37.00	-37.00			

AP Check History Report. Pennsylvania Avenue HOA For Checks Dated 08/01/2010 to 08/31/2010

For All Check Numbers

Bank: 1600P Pennsylvania Ave Opt

1600 Pennsylvania Avenue HOA

Check	Vendor	Vch #	Invoice	Type	Ck Date	Proc Date	Void Date	Recon Date	Invoice Amt	Amt Paid	Disc Taken	Amount
500020	ADTSEC ADT SECURITY			C	08/07/2010			08/31/2010		3,000.00	0.00	3,000.00
		00027709	485941		08/07/2010				3,000.00	3,000.00	0.00	
500021	AT&T AT&T			C	08/07/2010			08/31/2010		43.27	0.00	43.27
		00027700	0943454		08/07/2010				43.27	43.27	0.00	
500022	BERWEI Berding & Weil LLP			C	08/15/2010			08/31/2010		3,700.00	0.00	3,700.00
		00027705	149711		08/15/2010				3,700.00	3,700.00	0.00	
500023	GENERA General Construction			C	08/15/2010					3,775.00	0.00	3,775.00
		00027704	9654		08/15/2010				775.00	775.00	0.00	
		00027708	59487		08/15/2010				3,000.00	3,000.00	0.00	
500024	HOAACC HOA Accounting Services			C	08/15/2010			08/31/2010		580.00	0.00	580.00
		00027701	080110		08/07/2010				580.00	580.00	0.00	
500025	J&G J & G Services, Inc.			C	08/15/2010			08/31/2010		175.00	0.00	175.00
		00027702	082010		08/15/2010				175.00	175.00	0.00	
500026	NEWWAY New Way Management			C	08/15/2010			08/31/2010		1,250.00	0.00	1,250.00
		00027693	Aug MGMT		08/07/2010				1,250.00	1,250.00	0.00	
500027	SUNNYP Sunny Pools			C	08/15/2010			08/31/2010		530.00	0.00	530.00
		00027695	081510		08/15/2010				530.00	530.00	0.00	
500028	TRASH Disposal Services			C	08/15/2010			08/31/2010		125.00	0.00	125.00
		00027699	08946364		08/15/2010				125.00	125.00	0.00	
500029	NEWWAY New Way Management			C	08/25/2010					350.00	0.00	350.00
		00027707	Reimb 0810		08/25/2010				350.00	350.00	0.00	
500030	PG&E PG&E			C	08/25/2010					132.13	0.00	132.13
		00027703	984181384-38		08/25/2010				132.13	132.13	0.00	
500031	PENRES Pennsylvania Reserve			M	08/25/2010					10,589.00	0.00	10,589.00
		00027711	AUG RES TRF		08/25/2010				10,589.00	10,589.00	0.00	
Bank Totals for all Check Types Except D										24,249.40	0.00	24,249.40

Total Number of Checks	12
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Bank Code: 1600P Pennsylvania Ave Opt
As of Date: 08/31/2010

Bank Balance As Of	08/31/2010	30,845.52
Outstanding Checks AP		-14,846.13
Adjusted Bank Balance		<hr/> 15,999.39
Book Balance As Of	08/31/2010	15,999.39
Interest Income		0.00
Bank Charges		0.00
Adjusted Book Balance		<hr/> 15,999.39

Bank Code: 1600P Pennsylvania Ave Opt
For Checks Dated 08/31/2010

Check	Date	Vendor	Type	Amount	
500023	08/15/2010	GENERA	General Construction	C	3,775.00
500029	08/25/2010	NEWWAY	New Way Management	C	350.00
500030	08/25/2010	PG&E	PG&E	C	132.13
500031	08/25/2010	PENRES	Pennsylvania Reserve	M	10,589.00
Report Total					14,846.13

Bank Code: 1600R Pennsylvania Ave Res
As of Date: 08/31/2010

Bank Balance As Of	08/31/2010	93,956.89
Adjusted Bank Balance		<u>93,956.89</u>
Book Balance As Of	08/31/2010	93,915.57
Interest Income		41.32
Bank Charges		0.00
Adjusted Book Balance		<u>93,956.89</u>