

**TERRACE BROOK HOA
PROPERTY OWNERS MEETING
April 21, 2009**

INTRODUCTION/DEVELOPMENT STATUS

FINANCIAL STATUS

NEWSLETTER

TERRACEBROOK.COM

POOL OPERATIONS

OTHER DISCUSSION

TERRACE BROOK HOMEOWNER ASSOCIATION 2009 FINANCIAL SUMMARY

BALANCE SHEET				
	\$			
Checking -cash for operations	97,345			
Savings-reserve	50,000			
Receivables	22,511	(8 accounts at attorney)		
TOTAL, \$	169,856			

INCOME STATEMENT				
As of March 31, 2009				
		\$400 per lot		\$460 per lot
Revenue	YTD, \$	Budget, \$	%	2008 Actual
*Assessments	\$119,145	\$119,145	100%	\$136,557
Collection, Fees/Int	\$965	\$3,953	24%	\$2,891
Legal, Fees/Int	\$827	\$3,000	28%	\$3,316
Other	\$2	\$60	3%	\$47
TOTAL, \$	\$120,939	\$126,158	96%	\$142,811

Expense	YTD, \$	Budget	%	2008 Actual
Landscape/Other Maint	\$21,062	\$54,956	38%	\$45,392
Pool/Recreation	\$1,907	\$15,729	12%	\$9,581
Electricity	\$3,675	\$13,032	28%	\$12,227
Water/sewer	\$243	\$2,880	8%	\$2,163
Administration	\$3,403	\$14,400	24%	\$12,066
Collection/Legal Fees	\$1,753	\$8,053	22%	\$7,075
Insurance	\$2,761	\$11,441	24%	\$10,344
Association activities	\$550	\$7,030	8%	\$2,485
Contingency	\$0	\$4,566	0%	\$0
TOTAL, \$	\$35,354	\$132,087	27%	\$101,333

Carryover from 2008: \$5,929

* YTD revenue is accrual. Actual 2009 assessments received to date are \$104287