

# **GOODWIN MANAGEMENT, INC.**

**11149 Research Blvd, Suite 100, Austin, TX 78759-5227**

**voice (512) 502-7500 fax (512) 346-4873**

## **Estates of Brentwood Homeowner Financial Statements**



\*BRE.FST.FS.20060930.FinancialStatements\*

**Balance Sheet (Cash)**  
**Estates of Brentwood Homeowner - (BRE)**  
**Sep 2006**

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Prepared For:  
Estates of Brentwood Homeowners Assn  
Austin, TX  
  
Austin, TX

Prepared By:  
Goodwin Management, Inc.  
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**ASSETS**

**CASH**

|                            |                  |
|----------------------------|------------------|
| Cash - Checking Acct       | 3,181.07         |
| Cash - MMA Acct            | 3,560.95         |
| Cash-World Savings Reserve | 24,167.96        |
| <b>TOTAL CASH</b>          | <b>30,909.98</b> |

**TOTAL ASSETS**

**30,909.98**

**LIABILITIES & EQUITY**

**LIABILITIES**

**EQUITY**

|                           |                  |
|---------------------------|------------------|
| Fund Change-Current Year  | 8,944.17         |
| Fund Change FYE 2005      | 3,789.88         |
| Fund Change FYE 2004      | 12,939.14        |
| Fund Change FYE 2003      | -10,769.66       |
| Fund Change FYE 2002      | 4,917.84         |
| Fund Change FYE 2001      | -5,692.43        |
| Tran From Prior Mgmt      | 16,781.04        |
| <b>TOTAL FUND BALANCE</b> | <b>30,909.98</b> |

**TOTAL LIABILITIES & EQUITY**

**30,909.98**

**Income Statement (Cash)**  
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|                                        | Month to Date | %         | Year to Date | %      |
|----------------------------------------|---------------|-----------|--------------|--------|
| <b>INCOME</b>                          |               |           |              |        |
| <b>INCOME</b>                          |               |           |              |        |
| Owner Dues                             | 0.00          | 0.00      | 23,000.00    | 98.39  |
| INCOME FROM DUES                       | 0.00          | 0.00      | 23,000.00    | 98.39  |
| <b>OTHER INCOME</b>                    |               |           |              |        |
| Late Fees                              | 0.00          | 0.00      | 230.00       | 0.98   |
| Interest Income                        | 3.84          | 100.00    | 147.32       | 0.63   |
| TOTAL OTHER INCOME                     | 3.84          | 100.00    | 377.32       | 1.61   |
| TOTAL INCOME                           | 3.84          | 100.00    | 23,377.32    | 100.00 |
| <b>EXPENSE</b>                         |               |           |              |        |
| <b>ADMINISTRATIVE EXPENSES</b>         |               |           |              |        |
| Office Supplies/Copies                 | 29.70         | 773.44    | 237.28       | 1.02   |
| Postage/Delivery                       | 12.54         | 326.56    | 111.92       | 0.48   |
| Meeting Expense                        | 0.00          | 0.00      | 75.00        | 0.32   |
| Accounting                             | 0.00          | 0.00      | 140.00       | 0.60   |
| Management Fees                        | 235.00        | 6,119.79  | 2,115.00     | 9.05   |
| Web Site Hosting                       | 0.00          | 0.00      | 78.99        | 0.34   |
| TOTAL ADMIN EXPENSES                   | 277.24        | 7,219.79  | 2,758.19     | 11.80  |
| <b>UTILITY EXPENSES</b>                |               |           |              |        |
| Electric                               | 43.25         | 1,126.30  | 534.94       | 2.29   |
| Water & Sewer                          | 98.11         | 2,554.95  | 782.09       | 3.35   |
| TOTAL UTILITY EXPENSES                 | 141.36        | 3,681.25  | 1,317.03     | 5.63   |
| <b>PROPERTY EXPENSES</b>               |               |           |              |        |
| Grounds/Yard Maint                     | 1,504.94      | 39,191.1  | 8,325.88     | 35.62  |
| Signage/Install/Maint                  | 141.53        | 3,685.68  | 282.53       | 1.21   |
| TOTAL PROPERTY EXPENSES                | 1,646.47      | 42,876.8  | 8,608.41     | 36.82  |
| <b>TAXES, INSURANCE &amp; INTEREST</b> |               |           |              |        |
| Insurance-F&EC or Package              | 0.00          | 0.00      | 932.00       | 3.99   |
| Insurance-D & O                        | 0.00          | 0.00      | 940.00       | 4.02   |
| Taxes - Federal Income                 | 0.00          | 0.00      | -122.48      | -0.52  |
| TOTAL TAX & INS EXPENSE                | 0.00          | 0.00      | 1,749.52     | 7.48   |
| <b>TRANSFER TO MMA ACCT</b>            |               |           |              |        |
| Trans from Cking to MMA                | -1,200.00     | -31,250.0 | 6,800.00     | 29.09  |
| Deposit into MMA                       | 1,200.00      | 31,250.0  | -6,800.00    | -29.09 |
| TOTAL EXPENSES                         | 2,065.07      | 53,777.8  | 14,433.15    | 61.74  |
| NET FUND CHANGE                        | -2,061.23     | -53,677.8 | 8,944.17     | 38.26  |

**Budget Comparison (Cash)**  
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|                                        | MTD Actual | MTD Budget | \$ Var.   | % Var. | YTD Actual | YTD Budget | \$ Var.   | % Var. | Annual    |
|----------------------------------------|------------|------------|-----------|--------|------------|------------|-----------|--------|-----------|
| <b>INCOME</b>                          |            |            |           |        |            |            |           |        |           |
| <b>INCOME</b>                          |            |            |           |        |            |            |           |        |           |
| Owner Dues                             | 0.00       | 0.00       | 0.00      | 0      | 23,000.00  | 23,000.00  | 0.00      | 0.00   | 23,000.00 |
| INCOME FROM DUES                       | 0.00       | 0.00       | 0.00      | 0      | 23,000.00  | 23,000.00  | 0.00      | 0.00   | 23,000.00 |
| <b>OTHER INCOME</b>                    |            |            |           |        |            |            |           |        |           |
| Late Fees                              | 0.00       | 0.00       | 0.00      | 0      | 230.00     | 0.00       | 230.00    | 0      | 0.00      |
| Interest Income                        | 3.84       | 0.00       | 3.84      | 0      | 147.32     | 0.00       | 147.32    | 0      | 0.00      |
| TOTAL OTHER INCOME                     | 3.84       | 0.00       | 3.84      | 0      | 377.32     | 0.00       | 377.32    | 0      | 0.00      |
| TOTAL INCOME                           | 3.84       | 0.00       | 3.84      | 0      | 23,377.32  | 23,000.00  | 377.32    | 1.64   | 23,000.00 |
| <b>EXPENSE</b>                         |            |            |           |        |            |            |           |        |           |
| <b>ADMINISTRATIVE EXPENSES</b>         |            |            |           |        |            |            |           |        |           |
| Office Supplies/Copies                 | 29.70      | 31.67      | 1.97      | 6.22   | 237.28     | 285.03     | 47.75     | 16.75  | 380.00    |
| Postage/Delivery                       | 12.54      | 16.67      | 4.13      | 24.78  | 111.92     | 150.03     | 38.11     | 25.40  | 200.00    |
| Meeting Expense                        | 0.00       | 0.00       | 0.00      | 0      | 75.00      | 100.00     | 25.00     | 25.00  | 100.00    |
| Accounting                             | 0.00       | 0.00       | 0.00      | 0      | 140.00     | 120.00     | -20.00    | -16.67 | 120.00    |
| Management Fees                        | 235.00     | 235.00     | 0.00      | 0.00   | 2,115.00   | 2,115.00   | 0.00      | 0.00   | 2,820.00  |
| Web Site Hosting                       | 0.00       | 0.00       | 0.00      | 0      | 78.99      | 0.00       | -78.99    | 0      | 0.00      |
| TOTAL ADMIN EXPENSES                   | 277.24     | 283.34     | 6.10      | 2.15   | 2,758.19   | 2,770.06   | 11.87     | 0.43   | 3,620.00  |
| <b>UTILITY EXPENSES</b>                |            |            |           |        |            |            |           |        |           |
| Electric                               | 43.25      | 33.33      | -9.92     | -29.76 | 534.94     | 299.97     | -234.97   | -78.33 | 400.00    |
| Water & Sewer                          | 98.11      | 75.00      | -23.11    | -30.81 | 782.09     | 675.00     | -107.09   | -15.87 | 900.00    |
| TOTAL UTILITY EXPENSES                 | 141.36     | 108.33     | -33.03    | -30.49 | 1,317.03   | 974.97     | -342.06   | -35.08 | 1,300.00  |
| <b>PROPERTY EXPENSES</b>               |            |            |           |        |            |            |           |        |           |
| Maint/Repair                           | 0.00       | 33.33      | 33.33     | 100.00 | 0.00       | 299.97     | 299.97    | 100.00 | 400.00    |
| Social/Hospitality                     | 0.00       | 0.00       | 0.00      | 0      | 0.00       | 200.00     | 200.00    | 100.00 | 200.00    |
| Irrigation Repair                      | 0.00       | 12.50      | 12.50     | 100.00 | 0.00       | 112.50     | 112.50    | 100.00 | 150.00    |
| Street Repair/Cleaning                 | 0.00       | 0.00       | 0.00      | 0      | 0.00       | 1,300.00   | 1,300.00  | 100.00 | 1,300.00  |
| Grounds/Yard Maint                     | 1,504.94   | 1,000.00   | -504.94   | -50.49 | 8,325.88   | 9,000.00   | 674.12    | 7.49   | 12,000.00 |
| Park & Greenbelt Maintenance           | 0.00       | 175.00     | 175.00    | 100.00 | 0.00       | 1,575.00   | 1,575.00  | 100.00 | 2,100.00  |
| Signage/Install/Maint                  | 141.53     | 0.00       | -141.53   | 0      | 282.53     | 0.00       | -282.53   | 0      | 0.00      |
| Misc Property Expenses                 | 0.00       | 20.83      | 20.83     | 100.00 | 0.00       | 187.47     | 187.47    | 100.00 | 250.00    |
| TOTAL PROPERTY EXPENSES                | 1,646.47   | 1,241.66   | -404.81   | -32.60 | 8,608.41   | 12,674.94  | 4,066.53  | 32.08  | 16,400.00 |
| <b>TAXES, INSURANCE &amp; INTEREST</b> |            |            |           |        |            |            |           |        |           |
| Insurance-F&EC or Package              | 0.00       | 0.00       | 0.00      | 0      | 932.00     | 0.00       | -932.00   | 0      | 0.00      |
| Insurance-Liability                    | 0.00       | 175.00     | 175.00    | 100.00 | 0.00       | 1,575.00   | 1,575.00  | 100.00 | 2,100.00  |
| Insurance-D & O                        | 0.00       | 0.00       | 0.00      | 0      | 940.00     | 0.00       | -940.00   | 0      | 0.00      |
| Taxes - Federal Income                 | 0.00       | 0.00       | 0.00      | 0      | -122.48    | 0.00       | 122.48    | 0      | 0.00      |
| TOTAL TAX & INS EXPENSE                | 0.00       | 175.00     | 175.00    | 100.00 | 1,749.52   | 1,575.00   | -174.52   | -11.08 | 2,100.00  |
| <b>TRANSFER TO MMA ACCT</b>            |            |            |           |        |            |            |           |        |           |
| Trans from Cking to MMA                | -1,200.00  | 300.00     | 1,500.00  | 500.00 | 6,800.00   | 2,700.00   | -4,100.00 | -151.8 | 3,600.00  |
| Deposit into MMA                       | 1,200.00   | -300.00    | -1,500.00 | 500.00 | -6,800.00  | -2,700.00  | 4,100.00  | -151.8 | -3,600.00 |
| TOTAL EXPENSES                         | 2,065.07   | 1,808.33   | -256.74   | -14.20 | 14,433.15  | 17,994.97  | 3,561.82  | 19.79  | 23,420.00 |
| NET FUND CHANGE                        | -2,061.23  | -1,808.33  | -252.90   | 13.99  | 8,944.17   | 5,005.03   | 3,939.14  | 78.70  | -420.00   |