

# **GOODWIN MANAGEMENT, INC.**

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



\*BRE.FS.20031231.FS\*

**Balance Sheet (Cash)**  
**Estates of Brentwood Homeowner - (BRE)**  
**Dec 03**

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Prepared For:  
Estates of Brentwood Homeowners Assn

Prepared By:  
Goodwin Management, Inc.  
11149 Research, Suite 100  
Austin, TX 78759-5227

**ASSETS**

CASH

Cash - Checking Acct	1,838.45
Cash - MMA Acct	3,398.34
TOTAL CASH	<u>5,236.79</u>

<b>TOTAL ASSETS</b>	<u><u>5,236.79</u></u>
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**LIABILITIES & EQUITY**

LIABILITIES

EQUITY

Fund Change-Current Year	-10,769.66
Fund Change FYE 2002	4,917.84
Fund Change FYE 2001	-5,692.43
Tran From Prior Mgmt	16,781.04
TOTAL FUND BALANCE	<u>5,236.79</u>

<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>5,236.79</u></u>
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**Income Statement (Cash)**  
**Estates of Brentwood Homeowner - (BRE)**  
**Dec 03**

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	Month to Date	%	Year to Date	%
<b>INCOME</b>				
<b>INCOME</b>				
Owner Dues	87.63	93.98	18,547.63	96.53
<b>INCOME FROM DUES</b>	<b>87.63</b>	<b>93.98</b>	<b>18,547.63</b>	<b>96.53</b>
<b>OTHER INCOME</b>				
Legal Reimbursement	0.00	0.00	273.00	1.42
Late Fees	0.00	0.00	250.00	1.30
Interest Income	5.61	6.02	144.43	0.75
<b>TOTAL OTHER INCOME</b>	<b>5.61</b>	<b>6.02</b>	<b>667.43</b>	<b>3.47</b>
<b>TOTAL INCOME</b>	<b>93.24</b>	<b>100.00</b>	<b>19,215.06</b>	<b>100.00</b>
<b>EXPENSE</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
Office Supplies/Copies	24.25	26.01	354.97	1.85
Postage/delivery	11.53	12.37	177.17	0.92
Meeting Expense	0.00	0.00	75.00	0.39
Accounting	0.00	0.00	110.00	0.57
Management Fees	208.00	223.08	2,490.00	12.96
Other Professional Services	0.00	0.00	3.00	0.02
<b>TOTAL ADMIN EXPENSES</b>	<b>243.78</b>	<b>261.45</b>	<b>3,210.14</b>	<b>16.71</b>
<b>UTILITY EXPENSES</b>				
Electric	30.76	32.99	368.52	1.92
Water & Sewer	132.51	142.12	989.32	5.15
<b>TOTAL UTILITY EXPENSES</b>	<b>163.27</b>	<b>175.11</b>	<b>1,357.84</b>	<b>7.07</b>
<b>PROPERTY EXPENSES</b>				
Maintenance/Repair	0.00	0.00	695.51	3.62
Fence Maint/Repair	0.00	0.00	847.06	4.41
Grounds & Yard Maintenance	981.97	1,053.16	11,711.76	60.95
<b>TOTAL PROPERTY EXPENSES</b>	<b>981.97</b>	<b>1,053.16</b>	<b>13,254.33</b>	<b>68.98</b>
<b>TAXES, INSURANCE &amp; INTEREST</b>				
Insurance-Fire & EC	0.00	0.00	244.00	1.27
Insurance-D & O	0.00	0.00	1,734.00	9.02
Taxes-Property	184.41	197.78	184.41	0.96
<b>TOTAL TAX &amp; INS EXPENSE</b>	<b>184.41</b>	<b>197.78</b>	<b>2,162.41</b>	<b>11.25</b>
<b>TRANSFER TO MMA ACCT</b>				
Trans from Cking to MMA	-2,000.00	-2,145.00	-600.00	-3.12
Deposit into MMA	12,000.00	12,870.00	10,600.00	55.17
<b>TRANSFER PROOF TOTAL</b>	<b>10,000.00</b>	<b>10,725.00</b>	<b>10,000.00</b>	<b>52.04</b>

**Income Statement (Cash)**  
**Estates of Brentwood Homeowner - (BRE)**  
**Dec 03**

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
TOTAL EXPENSES	11,573.43	12,412.5	29,984.72	156.05
NET FUND CHANGE	<u>-11,480.19</u>	<u>-12,312.5</u>	<u>-10,769.66</u>	<u>-56.05</u>

**Budget Comparison (Cash)**  
**Estates of Brentwood Homeowner - (BRE)**  
**Dec 03**

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Estates of Brentwood Homeowners Assn

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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	87.63	0.00	87.63	0	18,547.63	23,000.00	-4,452.37	-19.36	23,000.00
<b>INCOME FROM DUES</b>	<b>87.63</b>	<b>0.00</b>	<b>87.63</b>	<b>0</b>	<b>18,547.63</b>	<b>23,000.00</b>	<b>-4,452.37</b>	<b>-19.36</b>	<b>23,000.00</b>
<b>OTHER INCOME</b>									
Legal Reimbursement	0.00	0.00	0.00	0	273.00	0.00	273.00	0	0.00
Late Fees	0.00	0.00	0.00	0	250.00	0.00	250.00	0	0.00
Interest Income	5.61	16.63	-11.02	-66.27	144.43	200.00	-55.57	-27.79	200.00
<b>TOTAL OTHER INCOME</b>	<b>5.61</b>	<b>16.63</b>	<b>-11.02</b>	<b>-66.27</b>	<b>667.43</b>	<b>200.00</b>	<b>467.43</b>	<b>233.72</b>	<b>200.00</b>
<b>TOTAL INCOME</b>	<b>93.24</b>	<b>16.63</b>	<b>76.61</b>	<b>460.67</b>	<b>19,215.06</b>	<b>23,200.00</b>	<b>-3,984.94</b>	<b>-17.18</b>	<b>23,200.00</b>
<b>EXPENSE</b>									
<b>ADMINISTRATIVE EXPENSES</b>									
Office Supplies/Copies	24.25	20.87	-3.38	-16.20	354.97	250.00	-104.97	-41.99	250.00
Postage/delivery	11.53	25.00	13.47	53.88	177.17	300.00	122.83	40.94	300.00
Meeting Expense	0.00	0.00	0.00	0	75.00	0.00	-75.00	0	0.00
Miscellaneous General Expense	0.00	8.37	8.37	100.00	0.00	100.00	100.00	100.00	100.00
Accounting	0.00	0.00	0.00	0	110.00	0.00	-110.00	0	0.00
Management Fees	208.00	208.00	0.00	0.00	2,490.00	2,496.00	6.00	0.24	2,496.00
Other Professional Services	0.00	0.00	0.00	0	3.00	0.00	-3.00	0	0.00
<b>TOTAL ADMIN EXPENSES</b>	<b>243.78</b>	<b>262.24</b>	<b>18.46</b>	<b>7.04</b>	<b>3,210.14</b>	<b>3,146.00</b>	<b>-64.14</b>	<b>-2.04</b>	<b>3,146.00</b>
<b>UTILITY EXPENSES</b>									
Electric	30.76	33.37	2.61	7.82	368.52	400.00	31.48	7.87	400.00
Water & Sewer	132.51	66.63	-65.88	-98.87	989.32	800.00	-189.32	-23.67	800.00
<b>TOTAL UTILITY EXPENSES</b>	<b>163.27</b>	<b>100.00</b>	<b>-63.27</b>	<b>-63.27</b>	<b>1,357.84</b>	<b>1,200.00</b>	<b>-157.84</b>	<b>-13.15</b>	<b>1,200.00</b>
<b>PROPERTY EXPENSES</b>									
Maintenance/Repair	0.00	0.00	0.00	0	695.51	0.00	-695.51	0	0.00
Irrigation Repair	0.00	12.50	12.50	100.00	0.00	150.00	150.00	100.00	150.00
Fence Maint/Repair	0.00	108.37	108.37	100.00	847.06	1,300.00	452.94	34.84	1,300.00
Grounds & Yard Maintenance	981.97	1,000.00	18.03	1.80	11,711.76	12,000.00	288.24	2.40	12,000.00
Park & Greenbelt Maintenance	0.00	145.87	145.87	100.00	0.00	1,750.00	1,750.00	100.00	1,750.00
Misc Property Expenses	0.00	20.87	20.87	100.00	0.00	250.00	250.00	100.00	250.00
<b>TOTAL PROPERTY EXPENSES</b>	<b>981.97</b>	<b>1,287.61</b>	<b>305.64</b>	<b>23.74</b>	<b>13,254.33</b>	<b>15,450.00</b>	<b>2,195.67</b>	<b>14.21</b>	<b>15,450.00</b>
<b>TAXES, INSURANCE &amp; INTEREST</b>									
Insurance-Fire & EC	0.00	0.00	0.00	0	244.00	0.00	-244.00	0	0.00
Insurance-Liability	0.00	103.37	103.37	100.00	0.00	1,240.00	1,240.00	100.00	1,240.00
Insurance-D & O	0.00	79.13	79.13	100.00	1,734.00	950.00	-784.00	-82.53	950.00
Taxes - Federal Income	0.00	0.00	0.00	0	0.00	25.00	25.00	100.00	25.00
Taxes-Property	184.41	185.00	0.59	0.32	184.41	185.00	0.59	0.32	185.00
<b>TOTAL TAX &amp; INS EXPENSE</b>	<b>184.41</b>	<b>367.50</b>	<b>183.09</b>	<b>49.82</b>	<b>2,162.41</b>	<b>2,400.00</b>	<b>237.59</b>	<b>9.90</b>	<b>2,400.00</b>
<b>TRANSFER TO MMA ACCT</b>									
Trans from Cking to MMA	-2,000.00	300.00	2,300.00	766.67	-600.00	3,600.00	4,200.00	116.67	3,600.00
Deposit into MMA	12,000.00	-300.00	-12,300.00	4,100.00	10,600.00	-3,600.00	-14,200.00	394.44	-3,600.00
<b>TRANSFER PROOF TOTAL</b>	<b>10,000.00</b>	<b>0.00</b>	<b>-10,000.00</b>	<b>0</b>	<b>10,000.00</b>	<b>0.00</b>	<b>-10,000.00</b>	<b>0</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>11,573.43</b>	<b>2,017.35</b>	<b>-9,556.08</b>	<b>-473.6</b>	<b>29,984.72</b>	<b>22,196.00</b>	<b>-7,788.72</b>	<b>-35.09</b>	<b>22,196.00</b>
<b>NET FUND CHANGE</b>	<b>-11,480.19</b>	<b>-2,000.72</b>	<b>-9,479.47</b>	<b>473.80</b>	<b>-10,769.66</b>	<b>1,004.00</b>	<b>-11,773.66</b>	<b>-1,172</b>	<b>1,004.00</b>