

GOODWIN MANAGEMENT, INC.

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

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Estates of Brentwood Homeowner

Financial Statements



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Balance Sheet (Cash)
Estates of Brentwood Homeowner - (BRE)
Dec 2004

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Prepared For:
Estates of Brentwood Homeowners Assn

Prepared By:
Goodwin Management, Inc.
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ASSETS

CASH

| | |
|----------------------------|------------------|
| Cash - Checking Acct | 847.03 |
| Cash - MMA Acct | 2,160.94 |
| Cash-World Savings Reserve | 15,000.00 |
| TOTAL CASH | <u>18,007.97</u> |

| | |
|---------------------|-------------------------|
| TOTAL ASSETS | <u><u>18,007.97</u></u> |
|---------------------|-------------------------|

LIABILITIES & EQUITY

LIABILITIES

EQUITY

| | |
|--------------------------|------------------|
| Fund Change-Current Year | 12,771.18 |
| 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 |
| TOTAL FUND BALANCE | <u>18,007.97</u> |

| | |
|---------------------------------------|-------------------------|
| TOTAL LIABILITIES & EQUITY | <u><u>18,007.97</u></u> |
|---------------------------------------|-------------------------|

Income Statement (Cash)
Estates of Brentwood Homeowner - (BRE)
Dec 2004

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| | Month to Date | % | Year to Date | % |
|--|-----------------|-----------------|-------------------|---------------|
| INCOME | | | | |
| INCOME | | | | |
| Owner Dues | 0.00 | 0.00 | 22,339.72 | 98.88 |
| INCOME FROM DUES | 0.00 | 0.00 | 22,339.72 | 98.88 |
| OTHER INCOME | | | | |
| Late Fees | 40.00 | 93.17 | 190.00 | 0.84 |
| Interest Income | 2.93 | 6.83 | 62.60 | 0.28 |
| TOTAL OTHER INCOME | 42.93 | 100.00 | 252.60 | 1.12 |
| TOTAL INCOME | 42.93 | 100.00 | 22,592.32 | 100.00 |
| EXPENSE | | | | |
| ADMINISTRATIVE EXPENSES | | | | |
| Office Supplies/Copies | 23.13 | 53.88 | 349.57 | 1.55 |
| Postage/Delivery | 10.79 | 25.13 | 182.76 | 0.81 |
| Meeting Expense | 0.00 | 0.00 | 101.03 | 0.45 |
| Accounting | 0.00 | 0.00 | 120.00 | 0.53 |
| Management Fees | 215.00 | 500.82 | 2,580.00 | 11.42 |
| Social Events | 0.00 | 0.00 | 145.00 | 0.64 |
| TOTAL ADMIN EXPENSES | 248.92 | 579.83 | 3,478.36 | 15.40 |
| UTILITY EXPENSES | | | | |
| Electric | 39.98 | 93.13 | 397.46 | 1.76 |
| Water & Sewer | 40.92 | 95.32 | 1,171.98 | 5.19 |
| TOTAL UTILITY EXPENSES | 80.90 | 188.45 | 1,569.44 | 6.95 |
| PROPERTY EXPENSES | | | | |
| Lighting | 0.00 | 0.00 | 150.69 | 0.67 |
| Grounds/Yard Maint | 996.70 | 2,321.69 | 11,918.15 | 52.75 |
| Park & Greenbelt Maintenance | 546.66 | 1,273.38 | 546.66 | 2.42 |
| TOTAL PROPERTY EXPENSES | 1,543.36 | 3,595.06 | 12,615.50 | 55.84 |
| TAXES, INSURANCE & INTEREST | | | | |
| Insurance-Liability | 0.00 | 0.00 | 903.00 | 4.00 |
| Insurance-D & O | 0.00 | 0.00 | 940.00 | 4.16 |
| Taxes - Federal Income | 120.00 | 279.52 | 120.00 | 0.53 |
| Taxes-Property | 194.84 | 453.86 | 194.84 | 0.86 |
| TOTAL TAX & INS EXPENSE | 314.84 | 733.38 | 2,157.84 | 9.55 |
| TRANSFER TO MMA ACCT | | | | |
| Trans from Cking to MMA | -1,000.00 | -2,329.37 | 3,700.00 | 16.38 |
| Deposit into MMA | 1,000.00 | 2,329.37 | -13,700.00 | -60.64 |
| TRANSFER PROOF TOTAL | 0.00 | 0.00 | -10,000.00 | -44.26 |

Income Statement (Cash)
Estates of Brentwood Homeowner - (BRE)
Dec 2004

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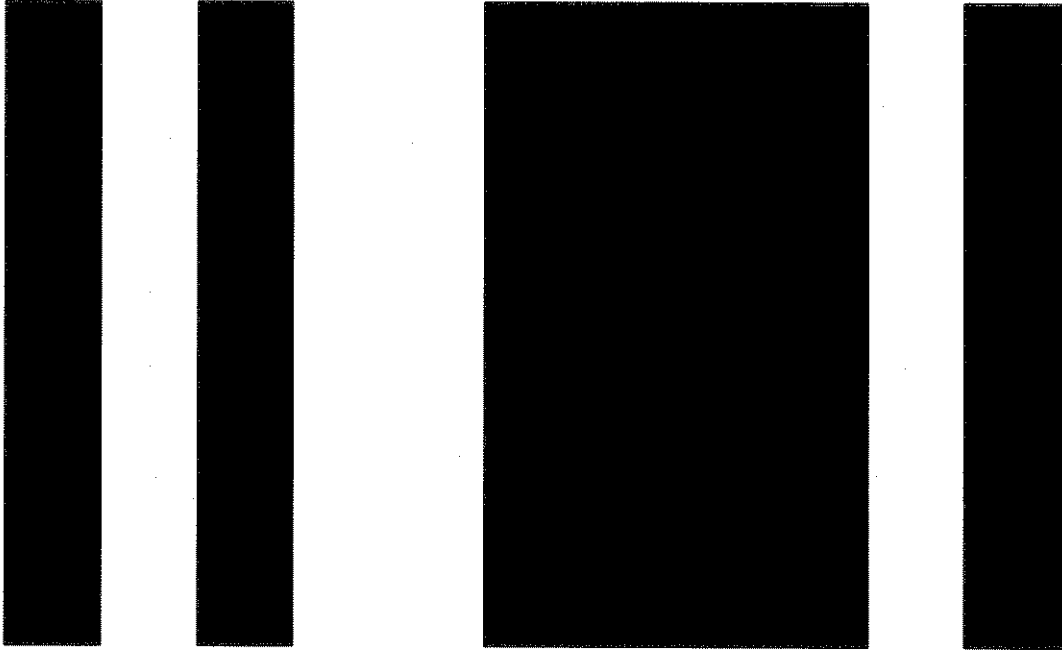
| | <u>Month to Date</u> | <u>%</u> | <u>Year to Date</u> | <u>%</u> |
|-----------------|----------------------|------------------|---------------------|--------------|
| TOTAL EXPENSES | 2,188.02 | 5,096.72 | 9,821.14 | 43.47 |
| NET FUND CHANGE | <u>-2,145.09</u> | <u>-4,996.72</u> | <u>12,771.18</u> | <u>56.53</u> |

Budget Comparison (Cash)
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| | MTD Actual | MTD Budget | \$ Var. | % Var. | YTD Actual | YTD Budget | \$ Var. | % Var. | Annual |
|--|------------------|------------------|----------------|---------------|-------------------|------------------|------------------|---------------|------------------|
| INCOME | | | | | | | | | |
| INCOME | | | | | | | | | |
| Owner Dues | 0.00 | 0.00 | 0.00 | 0 | 22,339.72 | 23,000.00 | -660.28 | -2.87 | 23,000.00 |
| INCOME FROM DUES | 0.00 | 0.00 | 0.00 | 0 | 22,339.72 | 23,000.00 | -660.28 | -2.87 | 23,000.00 |
| OTHER INCOME | | | | | | | | | |
| Late Fees | 40.00 | 0.00 | 40.00 | 0 | 190.00 | 0.00 | 190.00 | 0 | 0.00 |
| Interest Income | 2.93 | 0.00 | 2.93 | 0 | 62.60 | 0.00 | 62.60 | 0 | 0.00 |
| TOTAL OTHER INCOME | 42.93 | 0.00 | 42.93 | 0 | 252.60 | 0.00 | 252.60 | 0 | 0.00 |
| TOTAL INCOME | 42.93 | 0.00 | 42.93 | 0 | 22,592.32 | 23,000.00 | -407.68 | -1.77 | 23,000.00 |
| EXPENSE | | | | | | | | | |
| ADMINISTRATIVE EXPENSES | | | | | | | | | |
| Office Supplies/Copies | 23.13 | 31.63 | 8.50 | 26.87 | 349.57 | 380.00 | 30.43 | 8.01 | 380.00 |
| Postage/Delivery | 10.79 | 16.63 | 5.84 | 35.12 | 182.76 | 200.00 | 17.24 | 8.62 | 200.00 |
| Meeting Expense | 0.00 | 0.00 | 0.00 | 0 | 101.03 | 100.00 | -1.03 | -1.03 | 100.00 |
| Accounting | 0.00 | 0.00 | 0.00 | 0 | 120.00 | 120.00 | 0.00 | 0.00 | 120.00 |
| Management Fees | 215.00 | 216.63 | 1.63 | 0.75 | 2,580.00 | 2,600.00 | 20.00 | 0.77 | 2,600.00 |
| Social Events | 0.00 | 0.00 | 0.00 | 0 | 145.00 | 0.00 | -145.00 | 0 | 0.00 |
| TOTAL ADMIN EXPENSES | 248.92 | 264.89 | 15.97 | 6.03 | 3,478.36 | 3,400.00 | -78.36 | -2.30 | 3,400.00 |
| UTILITY EXPENSES | | | | | | | | | |
| Electric | 39.98 | 33.37 | -6.61 | -19.81 | 397.46 | 400.00 | 2.54 | 0.64 | 400.00 |
| Water & Sewer | 40.92 | 75.00 | 34.08 | 45.44 | 1,171.98 | 900.00 | -271.98 | -30.22 | 900.00 |
| TOTAL UTILITY EXPENSES | 80.90 | 108.37 | 27.47 | 25.35 | 1,569.44 | 1,300.00 | -269.44 | -20.73 | 1,300.00 |
| PROPERTY EXPENSES | | | | | | | | | |
| Maint/Repair | 0.00 | 33.37 | 33.37 | 100.00 | 0.00 | 400.00 | 400.00 | 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 | 150.00 | 150.00 | 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 |
| Lighting | 0.00 | 0.00 | 0.00 | 0 | 150.69 | 0.00 | -150.69 | 0 | 0.00 |
| Grounds/Yard Maint | 996.70 | 1,000.00 | 3.30 | 0.33 | 11,918.15 | 12,000.00 | 81.85 | 0.68 | 12,000.00 |
| Park & Greenbelt Maintenance | 546.66 | 175.00 | -371.66 | -212.3 | 546.66 | 2,100.00 | 1,553.34 | 73.97 | 2,100.00 |
| Misc Property Expenses | 0.00 | 20.87 | 20.87 | 100.00 | 0.00 | 250.00 | 250.00 | 100.00 | 250.00 |
| TOTAL PROPERTY EXPENSES | 1,543.36 | 1,241.74 | -301.62 | -24.29 | 12,615.50 | 16,400.00 | 3,784.50 | 23.08 | 16,400.00 |
| TAXES, INSURANCE & INTEREST | | | | | | | | | |
| Insurance-Liability | 0.00 | 175.00 | 175.00 | 100.00 | 903.00 | 2,100.00 | 1,197.00 | 57.00 | 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 | 120.00 | 0.00 | -120.00 | 0 | 120.00 | 0.00 | -120.00 | 0 | 0.00 |
| Taxes-Property | 194.84 | 0.00 | -194.84 | 0 | 194.84 | 0.00 | -194.84 | 0 | 0.00 |
| TOTAL TAX & INS EXPENSE | 314.84 | 175.00 | -139.84 | -79.91 | 2,157.84 | 2,100.00 | -57.84 | -2.75 | 2,100.00 |
| TRANSFER TO MMA ACCT | | | | | | | | | |
| Trans from Cking to MMA | -1,000.00 | 300.00 | 1,300.00 | 433.33 | 3,700.00 | 3,600.00 | -100.00 | -2.78 | 3,600.00 |
| Deposit into MMA | 1,000.00 | -300.00 | -1,300.00 | 433.33 | -13,700.00 | -3,600.00 | 10,100.00 | -280.5 | -3,600.00 |
| TRANSFER PROOF TOTAL | 0.00 | 0.00 | 0.00 | 0 | -10,000.00 | 0.00 | 10,000.00 | 0 | 0.00 |
| TOTAL EXPENSES | 2,188.02 | 1,790.00 | -398.02 | -22.24 | 9,821.14 | 23,200.00 | 13,378.86 | 57.67 | 23,200.00 |
| NET FUND CHANGE | -2,145.09 | -1,790.00 | -355.09 | 19.84 | 12,771.18 | -200.00 | 12,971.18 | -6.485 | -200.00 |



Autoscan Batch Card – 13 (Next Folder)