

SkyPark Business Solutions

280 North 115th Street
Omaha, Nebraska 68154-2521

(402) 933-7355

John@SkyParkSolutions.com

February 14, 2009

Mr. Ron Clough, President
Clearwater Falls Homeowners Association
4615 Brook St
Papillion, Nebraska 68133-4812

Re: Monthly Financial and Operating Report

Dear Ron:

The monthly financial report for the Clearwater Falls Homeowners Association for the month of January, 2009 is enclosed for your review.

Our management activities for the month of January include:

- Inspect the common area improvements
- Prepare the 2009 Landscape Maintenance RFP
- Print and mail welcome letters to 3 new association members
- Respond to two e-mails from the association president
- Respond to an e-mail from an association director
- Respond to 5 phone calls from association members
- Respond to 5 information requests from title companies
- Prepare & mail December closing dues notices to 4 association members
- Record & deposit dues received from 36 association members
- Process, print and mail delinquent dues notices to 44 association members
- Pay bills on 1/13 & 1/27
- Obtain Tim Young signature on checks to vendors
- Prepare a monthly financial and management report and distribute it to the directors
- Print, process & mail annual member meeting notices and proxy forms to 119 Association members
- Print and mail a postcard update to the annual meeting notice to 119 association members
- Prepare and mail 1099 forms to 2 association vendors
- Update association information for the liability insurance policy renewal
- File Federal Form 1096
- Update the owner and owner address records to reflect ownership changes in the past month

Sincerely,



John Kier

Clearwater Falls Homeowners Association
Balance Sheet
As of January 31, 2009

Accrual Basis

	<u>Jan 31, 09</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Cash - Checking	15,488.32
Total Checking/Savings	15,488.32
Accounts Receivable	
1210 · Accounts Receivable	5,677.53
Total Accounts Receivable	5,677.53
Total Current Assets	21,165.85
TOTAL ASSETS	<u>21,165.85</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	29.13
Total Accounts Payable	29.13
Total Current Liabilities	29.13
Total Liabilities	29.13
Equity	
3210 · Retained Earnings	21,540.26
Net Income	-403.54
Total Equity	21,136.72
TOTAL LIABILITIES & EQUITY	<u>21,165.85</u>

Clearwater Falls Homeowners Association

Profit & Loss Budget vs. Actual

2009

Accrual Basis

	Jan 09	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 · Income				
4110 · Dues	812.00	11,946.00	-11,134.00	6.8%
Total 4100 · Income	812.00	11,946.00	-11,134.00	6.8%
Total Income	812.00	11,946.00	-11,134.00	6.8%
Expense				
6060 · Utilities				
6070 · Electricity	50.41	45.00	5.41	112.0%
Total 6060 · Utilities	50.41	45.00	5.41	112.0%
6150 · Bank Service Charges	0.00	1.00	-1.00	0.0%
6160 · Filing Fees	0.00	0.00	0.00	0.0%
6240 · Postage and Delivery	42.00	0.00	42.00	100.0%
6330 · Professional Fees				
6335 · Legal Fees	0.00	0.00	0.00	0.0%
6345 · Management Fees	1,094.00	1,094.00	0.00	100.0%
Total 6330 · Professional Fees	1,094.00	1,094.00	0.00	100.0%
6530 · Insurance				
6535 · Liability Insurance	0.00	0.00	0.00	0.0%
Total 6530 · Insurance	0.00	0.00	0.00	0.0%
6560 · Repairs & Maintenance				
6565 · Monument Maintenance	0.00	0.00	0.00	0.0%
6575 · Landscaping Maintenance	0.00	0.00	0.00	0.0%
6580 · Lawn Maintenance	0.00	0.00	0.00	0.0%
6585 · Electrical Maintenance	0.00	0.00	0.00	0.0%
Total 6560 · Repairs & Maintenance	0.00	0.00	0.00	0.0%
6900 · Taxes				
6940 · Property Taxes	29.13	0.00	29.13	100.0%
Total 6900 · Taxes	29.13	0.00	29.13	100.0%
Total Expense	1,215.54	1,140.00	75.54	106.6%
Net Ordinary Income	-403.54	10,806.00	-11,209.54	-3.7%
Other Income/Expense				
Other Income				
7030 · Other Income	0.00	0.00	0.00	0.0%
Total Other Income	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	-403.54	10,806.00	-11,209.54	-3.7%

Clearwater Falls Homeowners Association

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Register: 1010 · Cash - Checking

From 01/01/2009 through 01/31/2009

Sorted by: Date, Type, Number/Ref

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Account</u>	<u>Memo</u>	<u>Payment</u>	<u>C</u>	<u>Deposit</u>	<u>Balance</u>
01/02/2009			-split-	Deposit		X	406.00	10,566.73
01/05/2009			-split-	Deposit		X	968.00	11,534.73
01/07/2009			-split-	Deposit		X	906.00	12,440.73
01/09/2009			-split-	Deposit		X	656.00	13,096.73
01/12/2009	CheckCard	Boys Town Main PO	6240 · Postage and Delivery	One roll of 100 - 42 c...	42.00	X		13,054.73
01/13/2009			1310 · Undeposited Funds	Deposit		X	250.00	13,304.73
01/13/2009	1087	OPPD	2010 · Accounts Payable	Billing for 12/3/08 - ...	50.41	X		13,254.32
01/16/2009			-split-	Deposit		X	406.00	13,660.32
01/16/2009	1088	SkyPark Business Solutions I...	2010 · Accounts Payable	January 2009 Associ...	1,094.00	X		12,566.32
01/20/2009			-split-	Deposit		X	1,406.00	13,972.32
01/23/2009			-split-	Deposit		X	812.00	14,784.32
01/27/2009			-split-	Deposit		X	1,062.00	15,846.32
01/27/2009	1089	Mulhall's	2010 · Accounts Payable	Aug 2008 Water Tre...	1,326.00			14,520.32
01/30/2009			-split-	Deposit		X	968.00	15,488.32