

SkyPark Business Solutions

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Omaha, Nebraska 68154-2521

(402) 933-7355

John@SkyParkSolutions.com

December 9, 2008

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 November, 2008 is enclosed for your review.

Our management activities for the month of November include:

- Inspect the common area improvements
- Print and mail welcome letters to 4 new association members
- Respond to an e-mail from an association director
- Respond to two information requests from title companies
- Check for additional closings that did not pay pro-rated dues
- Record & deposit pro-rated dues received
- Reconcile bank statement
- Pay bills on 11/6, 11/11 and 11/18
- Prepare for, attend and participate in the director's budget approval meeting
- Enter 2009 budget in QuickBooks.
- Add association information for additional lots to the HoaDatabase
- Prepare 116 - 2009 dues notices for mailing
- Prepare a monthly financial and management report and distribute it to the directors
- 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 November 30, 2008

Accrual Basis

	<u>Nov 30, 08</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Cash - Checking	1,360.22
Total Checking/Savings	<u>1,360.22</u>
Accounts Receivable	
1210 · Accounts Receivable	117.53
Total Accounts Receivable	<u>117.53</u>
Total Current Assets	<u>1,477.75</u>
TOTAL ASSETS	<u>1,477.75</u>
LIABILITIES & EQUITY	
Equity	
3210 · Retained Earnings	19,741.73
Net Income	<u>-18,263.98</u>
Total Equity	<u>1,477.75</u>
TOTAL LIABILITIES & EQUITY	<u>1,477.75</u>

Clearwater Falls Homeowners Association

Profit & Loss Budget vs. Actual

2008

Accrual Basis

	Jan - Nov 08	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 · Income				
4110 · Dues	10,503.45	21,350.00	-10,846.55	49.2%
Total 4100 · Income	10,503.45	21,350.00	-10,846.55	49.2%
Total Income	10,503.45	21,350.00	-10,846.55	49.2%
Expense				
6060 · Utilities				
6065 · Water	0.00	4,400.00	-4,400.00	0.0%
6070 · Electricity	431.72	950.00	-518.28	45.4%
Total 6060 · Utilities	431.72	5,350.00	-4,918.28	8.1%
6090 · Office Supplies	0.00	0.00	0.00	0.0%
6150 · Bank Service Charges	0.15	10.00	-9.85	1.5%
6160 · Filing Fees	10.00	0.00	10.00	100.0%
6240 · Postage and Delivery	199.48	224.00	-24.52	89.1%
6300 · Miscellaneous Expense	38.52	0.00	38.52	100.0%
6330 · Professional Fees				
6335 · Legal Fees	123.00	700.00	-577.00	17.6%
6340 · Accounting	0.00	0.00	0.00	0.0%
6345 · Management Fees	11,000.00	11,000.00	0.00	100.0%
Total 6330 · Professional Fees	11,123.00	11,700.00	-577.00	95.1%
6530 · Insurance				
6535 · Liability Insurance	591.00	700.00	-109.00	84.4%
Total 6530 · Insurance	591.00	700.00	-109.00	84.4%
6560 · Repairs & Maintenance				
6565 · Monument Maintenance	0.00	400.00	-400.00	0.0%
6575 · Landscaping Maintenance	9,841.30	9,120.00	721.30	107.9%
6580 · Lawn Maintenance	16,400.00	13,700.00	2,700.00	119.7%
6585 · Electrical Maintenance	517.50	300.00	217.50	172.5%
6590 · Sidewalk Snow Removal	0.00	0.00	0.00	0.0%
6595 · Trash Cleanup	1,250.00	0.00	1,250.00	100.0%
6610 · Pond Maintenance	0.00	2,100.00	-2,100.00	0.0%
Total 6560 · Repairs & Maintenance	28,008.80	25,620.00	2,388.80	109.3%
6900 · Taxes				
6940 · Property Taxes	524.02	560.00	-35.98	93.6%
Total 6900 · Taxes	524.02	560.00	-35.98	93.6%
Total Expense	40,926.69	44,164.00	-3,237.31	92.7%
Net Ordinary Income	-30,423.24	-22,814.00	-7,609.24	133.4%
Other Income/Expense				
Other Income				
7010 · Interest Income				
7015 · Bank Interest Income	59.26			
Total 7010 · Interest Income	59.26			
7030 · Other Income	20,000.00	20,000.00	0.00	100.0%
Total Other Income	20,059.26	20,000.00	59.26	100.3%
Net Other Income	20,059.26	20,000.00	59.26	100.3%
Net Income	-10,363.98	-2,814.00	-7,549.98	368.3%

Clearwater Falls Homeowners Association

12/9/2008 4:15 PM

Register: 1010 · Cash - Checking

From 11/01/2008 through 11/30/2008

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>
11/05/2008			-split-	Deposit		X	100.41	5,197.78
11/06/2008	CheckCard	Boys Town Main PO	6240 · Postage and Delivery	Four rolls of 50 of 42...	84.00	X		5,113.78
11/06/2008	1081	Centennial Enterprises Inc	2010 · Accounts Payable	October 2008 Landsc...	2,625.00	X		2,488.78
11/11/2008	1082	OPPD	2010 · Accounts Payable	Billing for 10/2/08 - ...	44.56	X		2,444.22
11/17/2008	1083	SkyPark Business Solutions, ...	2010 · Accounts Payable	November 2008 Ass...	1,000.00	X		1,444.22
11/20/2008	CheckCard	Boys Town Main PO	6240 · Postage and Delivery	two rolls of 100 - 42 ...	84.00	X		1,360.22