



2200 HILLSBORO ROAD • SUITE 200 • NASHVILLE, TN 37212
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Professional Property Management



MEMORANDUM

TO: Board of Directors
Kingwood Homeowners' Association

FROM: Tina Belton 
Community Association Manager

DATE: July 7, 2010

RE: Operating Report Period Ending June 30, 2010

Total income collected for this reporting period is **\$2,482.41.**

Total operating expenses for this reporting period were **\$1,829.28.**

Net operating income for this reporting period is **\$653.13.**

Total ending cash position indicated by the attached report for this operating period is **\$14,953.02.**

Operating Account:	\$802.96
Money Market:	\$14,150.06

If there are any questions regarding this statement, please do not hesitate to contact me.

TB/js

0168 KINGWOOD HOA
Income and Expense Statement
06/30/2010

2200 Hillisboro Road
Ste. 200
Nashville TN 37212

	MTD ACTUAL	MONTHLY BUDGET	\$DIFF	%DIFF	YTD ACTUAL	YTD BUDGET	\$DIFF	%DIFF	ANNUAL BUDGET	REMAINING BUDGET
4137 INTEREST INCOME	3.41	1	2.11	262.31	18.75	8	10.51	227.55	12	(6.66)
4145 HOMEOWNERS FEES	2,950.00	3,480	(530.00)	84.77	19,784.33	20,880	(1,095.67)	94.75	41,760	21,975.67
4150 LATE CHARGES/NSF	(471.00)	250	(721.00)	(188.40)	(2,060.00)	955	(3,015.27)	(215.65)	1,165	3,225.27
4200 OTHER/FINES	0.00	0	0.00	0.00	0.00	189	(188.50)	0.00	189	188.50
TOTAL INCOME	2,482.41	3,731	(1,248.89)	66.53	17,743.08	22,032	(4,288.93)	80.53	43,126	25,382.78
ADMINISTRATIVE EXPENSES										
5120 MANAGEMENT FEE	520.00	508	12.00	102.36	3,096.00	3,048	48.00	101.57	6,096	3,000.00
5121 PROFESSIONAL FEE	(13.25)	42	(55.25)	(31.55)	1,109.25	252	857.25	440.18	500	(609.25)
5126 BOARD EXPENSES	0.00	0	0.00	0.00	40.00	0	40.00	0.00	0	(40.00)
5130 OFFICE EXPENSE	83.92	100	(16.08)	83.92	745.50	600	145.50	124.25	1,200	454.50
5156 SOCIAL	0.00	83	(83.00)	0.00	0.00	498	(498.00)	0.00	1,000	1,000.00
5190 TELEPHONE	61.40	63	(1.60)	97.46	429.91	378	51.91	113.73	750	320.09
	652.07	796	(143.93)	81.92	5,420.66	4,776	644.66	113.50	9,546	4,125.34
GENERAL EXPENSE										
5400 ELECTRICITY	314.22	292	22.22	107.61	1,715.40	1,752	(36.60)	97.91	3,500	1,784.60
5420 GAS-UTILITY	22.70	63	(40.30)	36.03	684.04	378	306.04	180.96	750	65.96
5431 TERMITE CONTRACT	0.00	0	0.00	0.00	225.00	225	0.00	100.00	225	0.00
	336.92	355	(18.08)	94.91	2,624.44	2,355	269.44	111.44	4,475	1,850.56
MAINTENANCE EXPENSE										
5506 CLUBHOUSE REPAIR	0.00	42	(42.00)	0.00	0.00	252	(252.00)	0.00	500	500.00
5507 POOL REPAIR/VANDALISM	0.00	42	(42.00)	0.00	0.00	252	(252.00)	0.00	500	500.00
5511 INTERIOR CLEAN	0.00	0	0.00	0.00	125.00	0	125.00	0.00	0	(125.00)
5521 CLUBHOUSE SUPPLIES	0.00	19	(19.00)	0.00	0.00	114	(114.00)	0.00	225	225.00
5521.01 POOL BLDG IMPROVEMENT	0.00	167	(167.00)	0.00	0.00	1,002	(1,002.00)	0.00	2,000	2,000.00
5524 POOL MAINT/SUPPLIES	15.80	0	15.80	0.00	555.63	0	555.63	0.00	0	(555.63)
5550 GENERAL MAINT/LABOR	90.00	225	(135.00)	40.00	1,646.89	1,350	296.89	121.99	2,700	1,053.11
5571 POOL LABOR	0.00	417	(417.00)	0.00	2,490.00	2,502	(12.00)	99.52	5,000	2,510.00
5579 MISC. LAWNCARE	0.00	0	0.00	0.00	71.32	0	71.32	0.00	0	(71.32)
5580 LAWNCARE	500.00	250	250.00	200.00	1,370.00	1,500	(130.00)	91.33	3,000	1,630.00
5581 LANDSCAPING	234.49	333	(98.51)	70.42	172.61	1,998	(1,825.39)	8.64	4,000	3,827.39
5587 FOUNTAIN	0.00	0	0.00	0.00	75.00	0	75.00	0.00	0	(75.00)
	840.29	1,495	(654.71)	56.21	6,506.45	8,970	(2,463.55)	72.54	17,925	11,418.55
SUPPLIES										
5605 LOCKS & KEYS	0.00	42	(42.00)	0.00	469.78	252	217.78	186.42	500	30.22
5680 POOL SUPPLIES	0.00	75	(75.00)	0.00	10.76	450	(439.24)	2.39	900	889.24

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	0.00	117	(117.00)	0.00	480.54	702	(221.46)	68.45	1,400	919.46
TAXES/INSURANCE EXPENSE										
5720 INSURANCE PROPERTY	0.00	308	(308.00)	0.00	3,008.16	1,848	1,160.16	162.78	3,700	691.84
5731 LICENSES	0.00	29	(29.00)	0.00	340.00	174	166.00	195.40	350	10.00
NET EXPENSES	1,829.28	3,100	(1,270.72)	59.01	18,380.25	18,825	(444.75)	97.64	37,396	19,015.75
EARNINGS BEFORE ADJUSTMENTS	653.13	631	21.83	103.46	(637.17)	3,207	(3,844.18)	(19.87)	5,730	6,367.03
RESERVE EXPENDITURES										
5846 Picnic Reserve	0.00	0	0.00	0.00	2,709.30	0	2,709.30	0.00	0	(2,709.30)
	0.00	0	0.00	0.00	2,709.30	0	2,709.30	0.00	0	(2,709.30)
TOTAL EXPENSES	1,829.28	3,100	(1,270.72)	59.01	21,089.55	18,825	2,264.55	112.03	37,396	16,306.45
NET EARNINGS/LOSS	653.13	631	21.83	103.46	(3,346.47)	3,207	(6,553.48)	(104.35)	5,730	9,076.33

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ASSETS

CURRENT ASSETS

1100	CASH - OPERATING	802.96
1300	MONEY MARKET	<u>14,150.06</u>
	TOTAL ASSETS	<u>14,953.02</u>

LIABILITIES & EQUITY

EQUITY

3276	SWIM POOL RESERVE	504.00
3279	UNAPPROP RESERVE	<u>14,449.02</u>
	TOTAL EQUITY	<u>14,953.02</u>

	TOTAL LIABILITIES & EQUITY	<u>14,953.02</u>
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NOTE: PREPARED WITHOUT AUDIT

For Accounts: To ZZZZZZZZ
For All Subaccounts

GL Disbursement Register
0168 KINGWOOD HOA
For Dates 06/01/2010 to 06/30/2010

Account	SubAcct	Check Description	Check	Chk Date	Invoice	Inv Date	Amount
5120		MANAGEMENT FEE			00004265116	06/01/2010	520.00
		MANAGEMENT FEE	072153	06/03/2010	Account Total		520.00
5121		PROFESSIONAL FEE					75.00
		admin. fee-Laurinas	072153	06/03/2010	Account Total	06/03/2010	75.00
5130		OFFICE EXPENSE					83.92
		May office expenses	072158	06/24/2010	Account Total	06/22/2010	83.92
5190		TELEPHONE					61.40
		615799-53660010473	072159	06/24/2010	Account Total	06/16/2010	61.40
5400		ELECTRICITY					314.22
		200034977460	072155	06/17/2010	Account Total	06/10/2010	314.22
5420		GAS-UTILITY					22.70
		3000911727079	072156	06/17/2010	Account Total	06/10/2010	22.70
5524		POOL MAINT/SUPPLIES					15.80
		2 ladder bumper	072157	06/17/2010	Account Total	06/07/2010	15.80
5550		GENERAL MAINT/LABOR					90.00
		grass/flowers/painti	072154	06/10/2010	Account Total	06/03/2010	90.00
5580		LAWNCARE					500.00
		grass/flowers/painti	072154	06/10/2010	Account Total	06/03/2010	500.00
5581		LANDSCAPING					234.49
		grass/flowers/painti	072154	06/10/2010	Account Total	06/03/2010	234.49
		Total Disbursements					1,917.53