

Colby Property Management

10800 Pecan Park Blvd, Suite 340

Austin, TX 78750

Bella Charca

Financial Report Packet

December, 2015

Bella Charca POA

Balance Sheet Report 2015 Fiscal Year Report

ASSETS

Delta

CASH

ExtraCo - Operations Account	0.00	-68,621.01
ExtraCo - Reserves Account	0.00	-21,441.36
Frost Bank - Operations Account	68,812.49	68,812.49
Frost Bank - Reserves Account	39,459.36	39,459.36
TOTAL CASH	108,271.85	18,209.48

FIXED ASSETS

Equipment & Machinery	19,379.77	13,984.32
Land	311,000.00	1,000.00
TOTAL FIXED ASSETS	330,379.77	14,984.32

TOTAL ASSETS

438,651.62

LIABILITIES & EQUITY

EQUITY

Net Income	32,193.80	32,193.80
Retained Earnings	95,457.82	0.00
Contributed Capital	311,000.00	1,000.00
TOTAL EQUITY	438,651.62	33,193.80

TOTAL LIABILITY & EQUITY

438,651.62

Bella Charca POA

Trend Statement Report - Operations

December, 2015

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget
Income														
Assessment Income														
4012 - Assessments - 2012	0	0	0	0	240	120	0	0	66	0	0	0	426	0
4013 - Assessments - 2013	0	0	0	0	0	120	150	150	540	0	0	0	960	0
4014 - Assessments - 2014	441	262	480	0	0	150	150	0	704	150	150	90	2,577	0
4015 - Assessments - 2015	35,725	12,078	4,822	6,347	4,056	2,183	5,311	1,806	1,400	918	1,640	728	77,014	74,940
4016 - Assessments - 2016	575	20	0	226	11	0	145	240	65	0	0	19,688	20,970	22,500
Assessment Income Total:	36,741	12,360	5,302	6,573	4,307	2,573	5,756	2,196	2,775	1,068	1,790	20,505	101,947	97,440
Other Income														
4300 - CenturyTel	265	98	96	102	106	114	111	125	123	138	118	118	1,515	750
4250 - Closing Fees	500	1,250	0	2,000	2,750	250	1,750	2,000	500	1,750	0	500	13,250	8,000
4310 - Gate Openers	135	0	135	0	410	90	410	270	135	180	0	405	2,170	1,500
4600 - Collection Fees	0	0	275	450	145	100	154	0	50	425	427	100	2,126	0
4610 - Receivable Interest	96	0	22	103	96	0	0	0	0	58	58	0	432	0
4620 - Legal Cost Recovery	0	0	0	0	0	0	172	0	210	160	280	280	1,102	0
4630 - NSF Fee Recovery	0	0	0	0	140	0	0	0	0	0	0	0	140	0
4666 - Violation Fines	0	0	0	0	550	0	0	0	200	0	0	0	750	1,000
4800 - Interest Income	0	0	0	0	0	0	0	0	0	0	0	0	0	100
4998 - Pass Thru Income	0	0	0	100	250	0	100	0	0	250	0	50	750	0
Other Income Total:	997	1,348	527	2,754	4,448	554	2,697	2,395	1,218	2,960	883	1,453	22,235	11,350
Income Total:	37,738	13,708	5,829	9,327	8,755	3,128	8,453	4,591	3,994	4,028	2,673	21,959	124,182	108,790
Expense														
Taxes & Insurance														
5050 - Property Taxes	0	0	0	0	0	0	0	0	0	2,493	0	22	2,515	2,000
5053 - Insurance - Liability	0	0	7	0	0	0	0	0	0	1,509	0	0	1,516	1,900
Taxes & Insurance Total:	0	0	7	0	0	0	0	0	0	4,002	0	22	4,031	3,900
Utilities														
5402 - Water	162	202	162	202	162	202	162	143	238	271	243	330	2,476	2,796
5404 - Electricity	480	520	505	463	406	646	1,461	1,133	392	375	318	46	6,745	6,456
5406 - Trash Service	0	0	0	0	0	0	0	0	0	0	0	0	0	365

CONTINUED NEXT PAGE

Bella Charca POA

Trend Statement Report - Operations

December, 2015

	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Full Year Actual	Total Budget
Utilities Total:	641	722	667	664	567	847	1,623	1,276	631	646	562	376	9,221	9,617
Landscape Maintenance														
5033 - Landscaping	1,760	1,165	1,320	3,300	3,850	5,627	5,275	1,850	5,438	1,850	2,775	2,100	36,310	32,000
5104 - Maintenance - general	1,755	0	513	181	2,127	262	750	716	1,033	4,569	0	2,019	13,926	14,004
5105 - Fuel	155	0	72	0	104	116	0	317	45	240	0	159	1,209	0
Landscape Maintenance Total:	3,671	1,165	1,905	3,481	6,082	6,005	6,025	2,883	6,516	6,659	2,775	4,278	51,445	46,004
Gate Maintenance														
5501 - Camera Maintenance	463	0	0	0	0	0	380	0	0	75	0	0	918	0
5603 - Telephone Services	0	280	131	0	300	0	142	142	0	0	650	0	1,644	2,100
5606 - Gate Openers	0	730	0	0	0	0	0	730	0	0	0	0	1,460	750
Gate Maintenance Total:	463	1,010	131	0	300	0	522	872	0	75	650	0	4,022	2,850
Administration														
5000 - Management Fee	440	440	440	440	440	440	440	650	650	650	650	650	6,327	5,280
5001 - Reimbursement Charge	0	73	2	0	185	0	0	0	0	0	0	0	259	0
5601 - Supplies	17	263	4	21	4	49	1	0	0	0	0	0	359	2,004
5605 - Postage	20	12	3	30	3	0	147	0	0	0	74	111	401	744
6000 - Other Expenses	0	0	0	55	0	24	34	0	0	44	0	0	157	0
Administration Total:	476	788	449	545	632	512	622	650	650	694	724	761	7,503	8,028
Professional Services														
5060 - Accounting & Audit	0	0	0	0	0	0	0	0	0	0	300	0	300	0
5062 - Legal Fees - General	15	360	1,294	447	500	0	0	15	923	55	2,092	4,472	10,173	3,000
5070 - Filing Fees	0	0	0	0	0	0	0	0	0	44	0	2	46	300
Professional Services Total:	15	360	1,294	447	500	0	0	15	923	99	2,392	4,474	10,519	3,300
Community Expense														
6003 - Committee Expenses	40	0	0	0	0	0	167	0	0	0	0	40	247	1,200
6005 - Meeting Expense	0	31	0	0	0	0	0	0	0	0	0	0	31	0
Community Expense Total:	40	31	0	0	0	0	167	0	0	0	0	40	278	1,200
Pass Through Expenses														
5998 - Pass Thru Sales	0	0	0	100	200	0	100	0	0	250	0	0	650	0
5999 - Transfer Fees	0	0	0	0	0	0	0	1,200	300	1,150	0	300	2,950	0

CONTINUED NEXT PAGE

Bella Charca POA

Trend Statement Report - Operations

December, 2015

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget
Pass Through Expenses Total:	0	0	0	100	200	0	100	1,200	300	1,400	0	300	3,600	0
Reserves														
9000 - Contributions To Reserve	0	0	10,000	0	0	0	0	0	0	0	0	20,400	30,400	0
Reserves Total:	0	0	10,000	0	0	0	0	0	0	0	0	20,400	30,400	0
Capital Improvements														
9510 - Structures	0	0	0	0	0	0	1,395	183	0	0	0	0	1,578	0
9520 - Permits & Fees	0	0	0	0	0	0	0	835	0	0	0	0	835	0
9530 - Signs	0	0	0	0	0	0	0	0	0	514	42	0	557	0
Capital Improvements Total:	0	0	0	0	0	0	1,395	1,018	0	514	42	0	2,970	0
Expense Total:	5,306	4,075	14,453	5,238	8,281	7,364	10,453	7,914	9,019	14,089	7,145	30,651	123,990	74,899
Grand Total:	32,432	9,633	-8,624	4,089	474	-4,236	-2,000	-3,323	-5,026	-10,061	-4,472	-8,693	192	33,891