

Windermere Oaks Property Owners Association, Inc.
 * * * Balance Sheet * * *
 As of September 30, 2011

ASSETS
 =====

Current Assets:

Operating Account - American Bank of TX, NA	11,490.67	
Petty Cash Account	0.00	
Insurance Escrow - American Bank of TX, NA	50,117.37	
Money Market - American Bank of TX, NA	50,117.37	

TOTAL CASH:		111,725.41
Miscellaneous	0.00	
Assessments - Lots & Houses	93,168.90	
Late Fees, NSF, Fines, Legal, Other	6,094.25	
Special Assessments - Lots & Houses	0.00	
Special Assessments - All Others	0.00	
Cash Clearing Account	(99,263.15)	

TOTAL ACCOUNTS RECEIVABLE:		0.00
Prepaid Insurance	0.00	
Note Receivable - Water Board	11,092.06	

TOTAL OTHER ASSETS:		11,092.06

TOTAL ASSETS:		122,817.47
		=====

LIABILITIES AND EQUITY
 =====

Accounts Payable:

Accounts Payable	0.00	
Pavilion Deposits	100.00	
Prepaid Assessments	0.00	

TOTAL ACCOUNTS PAYABLE:		100.00

Equity:

Retained Earnings	0.00	
Accumulated Earnings-Reserve	85,311.30	
Current Year Earnings (Loss)	37,406.17	

TOTAL EQUITY:		122,717.47

TOTAL LIABILITIES AND EQUITY:		122,817.47
		=====

Windermere Oaks Property Owners Association, Inc.
 Income & Expense Statement
 As of September 30, 2011

	CURRENT MONTH =====	YEAR TO DATE =====	BUDGETED EXPENSE =====	EXPENSE VARIANCE =====
Income				
=====				
Association Fees - Lots & Houses	3,008.83	124,651.89	132,024.79	7,372.90
Tennis Village Fees	0.00	5,148.00	5,346.00	198.00
Water Board Loan Payment	0.00	0.00	6,135.00	6,135.00
Interest	1,160.49	1,395.66	1,227.00	(168.66)
Late Fees	0.00	24.72	0.00	(24.72)
Fines	0.00	0.00	0.00	0.00
Other Income	0.00	100.00	0.00	(100.00)
	-----	-----	-----	-----
Total Income:	4,169.32	131,320.27	144,732.79	13,412.52
Expenses				
=====				
Electricity	539.94	6,270.84	6,750.00	479.16
Water & Sewer	623.12	3,236.98	5,175.00	1,938.02
Gate Utilities	0.00	0.00	0.00	0.00
Telephone	110.12	947.30	1,332.00	384.70
Long Distance Service	0.00	0.00	0.00	0.00
LCRA	0.00	0.00	500.00	500.00
	-----	-----	-----	-----
Total Utilities:	1,273.18	10,455.12	13,757.00	3,301.88
Signs	0.00	598.36	500.00	(98.36)
Building Repairs	0.00	0.00	0.00	0.00
Gate Repairs	0.00	238.00	2,000.00	1,762.00
Courtesy Dock	0.00	0.00	300.00	300.00
Plumbing	0.00	446.50	200.00	(246.50)
Electrical	0.00	0.00	500.00	500.00
Janitorial	0.00	0.00	250.00	250.00
Tennis Court	0.00	0.00	500.00	500.00
Pool Repair	140.00	3,556.99	3,000.00	(556.99)
Pool Supplies	256.52	1,509.08	3,600.00	2,090.92
Septic	0.00	0.00	0.00	0.00
Exterior Lighting	0.00	119.33	250.00	130.67
Locks and Keys	0.00	196.70	100.00	(96.70)
Yard Service Supplies	0.00	65.91	500.00	434.09
Roof Repair	0.00	0.00	0.00	0.00
Asphalt Repair	0.00	0.00	500.00	500.00
Exterior Painting	0.00	0.00	500.00	500.00
Irrigation System	0.00	0.00	0.00	0.00
Other Maintenance & Repair	194.60	2,064.72	780.00	(1,284.72)
	-----	-----	-----	-----
Total Maintenance & Repair:	591.12	8,795.59	13,480.00	4,684.41

(continued)

	CURRENT MONTH =====	YEAR TO DATE =====	BUDGETED EXPENSE =====	EXPENSE VARIANCE =====
Pest Control	0.00	0.00	0.00	0.00
Yard Service	0.00	3,984.38	14,400.00	10,415.62
Pool Service	1,000.00	9,000.00	12,000.00	3,000.00
Trash Service	4,774.00	21,483.00	28,644.00	7,161.00
Security Systems	0.00	0.00	0.00	0.00
Gate Services Contract	0.00	625.00	750.00	125.00
Contract Labor	0.00	0.00	0.00	0.00
Total Contract Services:	5,774.00	35,092.38	55,794.00	20,701.62
General Supplies	7.41	453.45	766.63	313.18
Postage	25.24	728.83	1,063.36	334.53
Copies and Fax	9.48	993.07	750.28	(242.79)
Software License	0.00	0.00	0.00	0.00
Total Office Expense:	42.13	2,175.35	2,580.27	404.92
General Liability	0.00	0.00	0.00	0.00
Property	0.00	9,121.93	9,894.17	772.24
Excess Liability Umbrella	0.00	0.00	0.00	0.00
Directors and Officers Liability	0.00	7,250.00	4,751.25	(2,498.75)
Total Insurance:	0.00	16,371.93	14,645.42	(1,726.51)
Legal - General	140.00	1,603.00	10,000.00	8,397.00
Legal - Sphect Claim	0.00	236.00	0.00	(236.00)
Legal - Intervention Claim	0.00	0.00	0.00	0.00
Legal - Oak Wilt	0.00	0.00	0.00	0.00
Legal - Boat Ramp	0.00	0.00	0.00	0.00
Legal - By Laws	0.00	0.00	0.00	0.00
Legal - Annual Meeting	0.00	0.00	0.00	0.00
Credit Reports	0.00	0.00	0.00	0.00
Accounting Fees	0.00	375.00	150.00	(225.00)
Property Management Fee	1,564.00	14,076.00	18,768.00	4,692.00
Other Professional Fees	0.00	0.00	0.00	0.00
Total Professional Fees:	1,704.00	16,290.00	28,918.00	12,628.00
Property Tax	0.00	0.00	1,225.10	1,225.10
Federal Income Tax	0.00	0.00	0.00	0.00
Total Taxes & Interest:	0.00	0.00	1,225.10	1,225.10
Social	0.00	55.00	1,500.00	1,445.00
Bank Charges	3.70	358.63	25.00	(333.63)
Other Expenses	0.00	0.00	100.00	100.00
Total Miscellaneous Charges:	3.70	413.63	1,625.00	1,211.37
Total Expenses:	9,388.13	89,594.00	132,024.79	42,430.79
Current Year Earnings (Loss):	(5,218.81)	41,726.27		

Windermere Oaks Property Owners Association, Inc.
 Reserve Income and Expense Report
 As of September 30, 2011

	CURRENT MONTH =====	YEAR TO DATE =====	BUDGETED EXPENSE =====	EXPENSE VARIANCE =====
Reserve Income:				

Reserve Income	480.89	19,922.41	21,095.21	1,172.80
Road Use Fee	10.80	1,247.75	0.00	(1,247.75)
Special Assessments	0.00	0.00	0.00	0.00
	-----	-----	-----	-----
TOTAL RESERVE INCOME:	491.69	21,170.16	21,095.21	(74.95)
Reserve Expenditures:				

Engineering & Design	0.00	0.00	0.00	0.00
Pool	0.00	0.00	0.00	0.00
Landscape & Signs	0.00	0.00	0.00	0.00
Painting	0.00	0.00	0.00	0.00
Road Repairs	0.00	400.00	0.00	(400.00)
Boat Ramp/Storage	0.00	203.51	0.00	(203.51)
Tennis Court	0.00	0.00	0.00	0.00
Septic	0.00	0.00	0.00	0.00
Electrical	0.00	0.00	0.00	0.00
Pavillion	0.00	0.00	0.00	0.00
Storage - Co-op with WSC	0.00	0.00	2,000.00	2,000.00
Oak Wilt	0.00	24,886.75	24,000.00	(886.75)
	-----	-----	-----	-----
TOTAL RESERVE EXPENDITURES:	0.00	25,490.26	26,000.00	509.74
Current Year Earnings (Loss)	491.69	(4,320.10)		
	=====	=====		