

	Operating	Reserve	Total
Assets			
Cash			
Petty Cash	\$100.00	\$0.00	\$100.00
Operating - Alliance Cash	\$246,627.98	\$0.00	\$246,627.98
Checking - Key Bank 2864	\$91.59	\$0.00	\$91.59
Savings - Alliance	\$33,599.29	\$0.00	\$33,599.29
Total: Cash	\$280,418.86	\$0.00	\$280,418.86
Reserve			
Res/CD/Key Bank 6 month	\$0.00	\$100,000.00	\$100,000.00
Res/CD/Key Bank 12 month	\$0.00	\$100,000.00	\$100,000.00
Res/CD/Key Bank 15 month	\$0.00	\$100,000.00	\$100,000.00
Money Market - Key Bank	\$0.00	\$34,581.93	\$34,581.93
Reserve - Key Bank	\$0.00	\$227,358.04	\$227,358.04
Total: Reserve	\$0.00	\$561,939.97	\$561,939.97
Accounts Receivable			
Accounts Receivable	\$6,370.81	\$0.00	\$6,370.81
Allowance for Doubtful Accounts	(\$1,999.89)	\$0.00	(\$1,999.89)
Total: Accounts Receivable	\$4,370.92	\$0.00	\$4,370.92
Other Assets			
Due From Reserve	\$111,916.83	\$0.00	\$111,916.83
Prepaid Expenses	\$1,654.00	\$0.00	\$1,654.00
Prepaid Insurance	\$8,365.67	\$0.00	\$8,365.67
Prepaid Pool Service	\$5,182.00	\$0.00	\$5,182.00
Prepaid Sewer	\$596.00	\$0.00	\$596.00
Total: Other Assets	\$127,714.50	\$0.00	\$127,714.50
Fixed Assets			
Furniture & Fixtures	\$161,304.95	\$0.00	\$161,304.95
Accumulated Dep. - Furniture & Fixtures	(\$161,304.95)	\$0.00	(\$161,304.95)
Land	\$443,000.00	\$0.00	\$443,000.00
Buildings	\$912,919.00	\$0.00	\$912,919.00
Accumulated Dep. - Buildings	(\$386,538.16)	\$0.00	(\$386,538.16)
Equipment	\$81,485.53	\$0.00	\$81,485.53
Accumulated Dep. - Equipment	(\$53,787.96)	\$0.00	(\$53,787.96)
Total: Fixed Assets	\$997,078.41	\$0.00	\$997,078.41
Total: Assets	\$1,409,582.69	\$561,939.97	\$1,971,522.66

	Operating	Reserve	Total
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$8,132.89	\$0.00	\$8,132.89
Accounts Payable - Legacy	\$1,000.00	\$0.00	\$1,000.00
Deferred Income	\$525.00	\$0.00	\$525.00
Other Payable-Colo Payback	\$4,284.33	\$0.00	\$4,284.33
Damage Deposits	\$1,300.00	\$0.00	\$1,300.00
Damage Deposit	\$8,405.00	\$0.00	\$8,405.00
Prepaid Assessments	\$39,903.22	\$0.00	\$39,903.22
Payroll Taxes Payable	(\$38.71)	\$0.00	(\$38.71)
Employee Insurance Payable	\$906.34	\$0.00	\$906.34
Due to Operating	\$0.00	\$111,916.83	\$111,916.83
Total: Current Liabilities	\$64,418.07	\$111,916.83	\$176,334.90
Equity			
Initial Contribution	\$63,973.00	\$0.00	\$63,973.00
Retained Earnings - Reserve Fund	\$0.00	\$395,961.16	\$395,961.16
Retained Earnings	\$1,228,458.33	\$0.00	\$1,228,458.33
Total: Equity	\$1,292,431.33	\$395,961.16	\$1,688,392.49
Net Income Gain/Loss	\$0.00	\$54,066.26	\$54,066.26
Net Income Gain/Loss	\$52,729.01	\$0.00	\$52,729.01
Total: Liabilities & Equity	\$1,409,578.41	\$561,944.25	\$1,971,522.66

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4000-00 Assessments	\$38,640.00	\$38,640.00	\$-	\$463,680.00	\$463,680.00	\$-	\$463,680.00
4010-00 Reserve Transfer	(8,648.00)	(8,648.00)	-	(103,732.00)	(103,732.00)	-	(103,732.00)
4015-00 Late Fees	(10.00)	250.00	(260.00)	1,847.74	3,000.00	(1,152.26)	3,000.00
4020-00 Legal - Collections	-	250.00	(250.00)	1,279.15	3,000.00	(1,720.85)	3,000.00
4110-00 Late Interest Income	(0.47)	-	(0.47)	(0.47)	-	(0.47)	-
4115-00 Superlien Income	-	35.00	(35.00)	-	420.00	(420.00)	420.00
4124-00 Legal - Foreclosure Income	-	125.00	(125.00)	-	1,500.00	(1,500.00)	1,500.00
4200-00 Special Charges Income	10.00	-	10.00	10.00	-	10.00	-
4205-00 Collection Processing Income	-	-	-	545.00	-	545.00	-
4206-00 Processing Fee Income	(16.00)	-	(16.00)	(16.00)	-	(16.00)	-
4315-00 Newsletter	-	333.37	(333.37)	4,165.00	4,000.00	165.00	4,000.00
4390-00 Rec Center Rent and Fees	1,525.00	416.63	1,108.37	2,675.00	5,000.00	(2,325.00)	5,000.00
4395-00 Rec Center Rent and Fees - Non Resident	4,700.00	2,916.63	1,783.37	35,575.00	35,000.00	575.00	35,000.00
4700-00 Operating Interest Income	5.39	8.37	(2.98)	105.52	100.00	5.52	100.00
4990-00 Miscellaneous Income	25.00	91.63	(66.63)	41.00	1,100.00	(1,059.00)	1,100.00
Total Income	\$36,230.92	\$34,418.63	\$1,812.29	\$406,174.94	\$413,068.00	(\$6,893.06)	\$413,068.00
Total OPERATING INCOME	\$36,230.92	\$34,418.63	\$1,812.29	\$406,174.94	\$413,068.00	(\$6,893.06)	\$413,068.00
OPERATING EXPENSE							
Administrative							
5015-00 Accounting Fee	-	1,450.00	1,450.00	15,950.00	17,400.00	1,450.00	17,400.00
5020-00 Legal - Collections	594.00	250.00	(344.00)	1,920.15	3,000.00	1,079.85	3,000.00
5024-00 Legal - Foreclosures	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
5142-00 Legal - General	-	83.37	83.37	395.00	1,000.00	605.00	1,000.00
5180-00 Computer / Web Maintenance	-	333.37	333.37	897.09	4,000.00	3,102.91	4,000.00
5245-00 Clubhouse Staff	-	11,000.00	11,000.00	115,019.97	132,000.00	16,980.03	132,000.00
5260-00 Answering Service	-	65.00	65.00	675.00	780.00	105.00	780.00
5315-00 Payroll Taxes	-	916.63	916.63	9,177.79	11,000.00	1,822.21	11,000.00
5320-00 Payroll Fees	-	366.63	366.63	3,548.89	4,400.00	851.11	4,400.00
5325-00 Insurance - Workman's Comp	-	258.37	258.37	3,649.00	3,100.00	(549.00)	3,100.00
5330-00 Payroll - Employee Insurance	-	1,333.37	1,333.37	14,160.66	16,000.00	1,839.34	16,000.00
5525-00 Postage, Printing, Copies	24.60	500.00	475.40	4,940.95	6,000.00	1,059.05	6,000.00
5550-00 Office Equipment - Lease	-	350.00	350.00	3,788.62	4,200.00	411.38	4,200.00
5560-00 Office Supplies	1,265.58	208.37	(1,057.21)	3,450.32	2,500.00	(950.32)	2,500.00
5630-00 Meeting Expense	-	12.50	12.50	83.18	150.00	66.82	150.00
5900-00 Miscellaneous / Processing Fees	304.36	274.87	(29.49)	6,309.61	3,298.00	(3,011.61)	3,298.00
6020-00 Taxes & Licenses	-	8.37	8.37	-	100.00	100.00	100.00
6040-00 Management Fees	1,450.00	-	(1,450.00)	1,450.00	-	(1,450.00)	-
6050-00 Late Letters / Collection Processing	145.00	-	(145.00)	145.00	-	(145.00)	-
6070-00 Bad Debt	-	140.00	140.00	-	1,680.00	1,680.00	1,680.00
6080-00 Audit Fee/ Tax Prep	-	333.37	333.37	-	4,000.00	4,000.00	4,000.00
6180-00 Security	800.00	-	(800.00)	800.00	-	(800.00)	-
Total Administrative	\$4,583.54	\$18,009.22	\$13,425.68	\$186,361.23	\$216,108.00	\$29,746.77	\$216,108.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Insurance							
5000-00 Insurance - Master	\$-	\$2,083.37	\$2,083.37	\$24,937.33	\$25,000.00	\$62.67	\$25,000.00
Total Insurance	\$-	\$2,083.37	\$2,083.37	\$24,937.33	\$25,000.00	\$62.67	\$25,000.00
Buildings							
6040-00 Exterminating	225.00	75.00	(150.00)	975.00	900.00	(75.00)	900.00
6090-00 HVAC Maintenance	2,595.00	516.63	(2,078.37)	5,601.00	6,200.00	599.00	6,200.00
6115-00 Fire Alarm / Security System	2,046.06	583.37	(1,462.69)	7,850.64	7,000.00	(850.64)	7,000.00
6120-00 Carpet Cleaning	-	166.63	166.63	1,435.00	2,000.00	565.00	2,000.00
6150-00 General Building Maintenance	518.14	416.63	(101.51)	3,224.82	5,000.00	1,775.18	5,000.00
6305-00 Common Area Maintenance	62.78	-	(62.78)	62.78	-	(62.78)	-
6315-00 Miscellaneous Maintenance	625.00	-	(625.00)	625.00	-	(625.00)	-
6380-00 Roads / Asphalt	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
Total Buildings	\$6,071.98	\$1,841.63	(\$4,230.35)	\$19,774.24	\$22,100.00	\$2,325.76	\$22,100.00
Landscaping							
6210-00 Snow Removal	-	500.00	500.00	3,090.00	6,000.00	2,910.00	6,000.00
6215-00 General Grounds Maintenance	-	1,430.00	1,430.00	14,079.09	17,160.00	3,080.91	17,160.00
6220-00 Sprinkler Repairs	570.00	250.00	(320.00)	1,525.00	3,000.00	1,475.00	3,000.00
6260-00 Common Area Lights	319.17	250.00	(69.17)	1,542.31	3,000.00	1,457.69	3,000.00
6420-00 Landscape Other	4,430.00	416.63	(4,013.37)	4,430.00	5,000.00	570.00	5,000.00
Total Landscaping	\$5,319.17	\$2,846.63	(\$2,472.54)	\$24,666.40	\$34,160.00	\$9,493.60	\$34,160.00
Recreation							
6500-00 Clubhouse / Cabana	-	333.37	333.37	3,145.09	4,000.00	854.91	4,000.00
6510-00 Pool / Spas - Contract	-	1,250.00	1,250.00	13,893.65	15,000.00	1,106.35	15,000.00
6515-00 Sauna / Steam / Locker Rooms	-	100.00	100.00	160.63	1,200.00	1,039.37	1,200.00
6516-00 General Pool / Hot Tub	-	250.00	250.00	1,519.64	3,000.00	1,480.36	3,000.00
6546-00 Clubhouse Improvements	322.63	16.63	(306.00)	322.63	200.00	(122.63)	200.00
6560-00 Security	-	841.63	841.63	8,090.00	10,100.00	2,010.00	10,100.00
6570-00 Games / Fitness Equip Main	-	100.00	100.00	570.00	1,200.00	630.00	1,200.00
6580-00 Janitorial / Housekeeping	-	1,666.63	1,666.63	15,837.68	20,000.00	4,162.32	20,000.00
6630-00 Supplies - Cleaning & Paper Products	1,060.84	250.00	(810.84)	2,594.18	3,000.00	405.82	3,000.00
Total Recreation	\$1,383.47	\$4,808.26	\$3,424.79	\$46,133.50	\$57,700.00	\$11,566.50	\$57,700.00
Utilities							
6703-00 Gas	2,675.65	1,291.63	(1,384.02)	15,198.66	15,500.00	301.34	15,500.00
6707-00 Electric	-	1,583.37	1,583.37	15,928.44	19,000.00	3,071.56	19,000.00
6710-00 Water & Sewer	632.51	916.63	284.12	9,596.79	11,000.00	1,403.21	11,000.00
6760-00 Trash	-	208.37	208.37	1,828.94	2,500.00	671.06	2,500.00
6770-00 Telephone / Pager	618.99	583.37	(35.62)	7,369.22	7,000.00	(369.22)	7,000.00
6771-00 Cable TV / Internet / Satellite TV	154.66	166.63	11.97	1,651.18	2,000.00	348.82	2,000.00
Total Utilities	\$4,081.81	\$4,750.00	\$668.19	\$51,573.23	\$57,000.00	\$5,426.77	\$57,000.00
Total OPERATING EXPENSE	\$21,439.97	\$34,339.11	\$12,899.14	\$353,445.93	\$412,068.00	\$58,622.07	\$412,068.00
Net Income:	\$14,790.95	\$79.52	\$14,711.43	\$52,729.01	\$1,000.00	\$51,729.01	\$1,000.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
8010-00 Reserve Transfer	\$8,648.00	\$8,648.00	\$-	\$103,732.00	\$103,732.00	\$-	\$103,732.00
8700-00 Reserve Interest Income	486.50	-	486.50	1,745.65	-	1,745.65	-
Total Reserve Income	\$9,134.50	\$8,648.00	\$486.50	\$105,477.65	\$103,732.00	\$1,745.65	\$103,732.00
Total RESERVE INCOME	\$9,134.50	\$8,648.00	\$486.50	\$105,477.65	\$103,732.00	\$1,745.65	\$103,732.00
RESERVE EXPENSE							
Reserve Expenses							
9205-00 Clubhouse	-	-	-	41,259.85	-	(41,259.85)	-
9510-00 Miscellaneous Reserve Expense	-	-	-	10,151.54	-	(10,151.54)	-
Total Reserve Expenses	\$-	\$-	\$-	\$51,411.39	\$-	(\$51,411.39)	\$-
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$51,411.39	\$-	(\$51,411.39)	\$-
Net Reserve:	\$9,134.50	\$8,648.00	\$486.50	\$54,066.26	\$103,732.00	(\$49,665.74)	\$103,732.00