

	Operating	Reserve	Total
Assets			
Cash			
Petty Cash	\$100.00	\$0.00	\$100.00
Operating - Alliance Cash	\$271,140.67	\$0.00	\$271,140.67
Checking - Key Bank 2864	\$91.59	\$0.00	\$91.59
Savings - Alliance	\$33,611.99	\$0.00	\$33,611.99
Total: Cash	\$304,944.25	\$0.00	\$304,944.25
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	\$34,582.65	\$34,582.65
Reserve - Key Bank	\$0.00	\$208,635.85	\$208,635.85
Total: Reserve	\$0.00	\$543,218.50	\$543,218.50
Accounts Receivable			
Accounts Receivable	\$10,032.54	\$0.00	\$10,032.54
Allowance for Doubtful Accounts	(\$1,999.89)	\$0.00	(\$1,999.89)
Total: Accounts Receivable	\$8,032.65	\$0.00	\$8,032.65
Other Assets			
Due From Reserve	\$76,713.22	\$0.00	\$76,713.22
Prepaid Expenses	\$1,654.00	\$0.00	\$1,654.00
Prepaid Insurance	\$8,365.67	\$0.00	\$8,365.67
Prepaid Sewer	\$596.00	\$0.00	\$596.00
Total: Other Assets	\$87,328.89	\$0.00	\$87,328.89
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	\$1,397,384.20	\$543,218.50	\$1,940,602.70

	Operating	Reserve	Total
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$12,378.35	\$0.00	\$12,378.35
Deferred Income	\$525.00	\$0.00	\$525.00
Other Payable-Colo Payback	(\$72.67)	\$0.00	(\$72.67)
Damage Deposits	\$1,300.00	\$0.00	\$1,300.00
Damage Deposit	\$7,305.00	\$0.00	\$7,305.00
Prepaid Assessments	\$44,289.74	\$0.00	\$44,289.74
Payroll Taxes Payable	(\$38.71)	\$0.00	(\$38.71)
Employee Insurance Payable	\$906.34	\$0.00	\$906.34
Due to Operating	\$0.00	\$76,713.22	\$76,713.22
Total: Current Liabilities	\$66,593.05	\$76,713.22	\$143,306.27
Equity			
Initial Contribution	\$63,973.00	\$0.00	\$63,973.00
Retained Earnings - Reserve Fund	\$0.00	\$450,027.63	\$450,027.63
Retained Earnings	\$1,257,810.23	\$0.00	\$1,257,810.23
Total: Equity	\$1,321,783.23	\$450,027.63	\$1,771,810.86
Net Income Gain/Loss	\$0.00	\$18,625.40	\$18,625.40
Net Income Gain/Loss	\$6,860.17	\$0.00	\$6,860.17
Total: Liabilities & Equity	\$1,395,236.45	\$545,366.25	\$1,940,602.70

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Income							
4000-00 Assessments	\$38,640.00	\$38,640.00	\$-	\$115,920.00	\$115,920.00	\$-	\$463,680.00
4010-00 Reserve Transfer	(8,644.33)	(8,644.33)	-	(25,932.99)	(25,932.99)	-	(103,732.00)
4015-00 Late Fees	-	250.00	(250.00)	-	750.00	(750.00)	3,000.00
4020-00 Legal - Collections	2,747.00	250.00	2,497.00	3,259.50	750.00	2,509.50	3,000.00
4115-00 Superlien Income	-	35.00	(35.00)	-	105.00	(105.00)	420.00
4124-00 Legal - Foreclosure Income	-	125.00	(125.00)	-	375.00	(375.00)	1,500.00
4200-00 Special Charges Income	30.00	-	30.00	40.00	-	40.00	-
4315-00 Newsletter	540.00	333.33	206.67	840.00	999.99	(159.99)	4,000.00
4390-00 Rec Center Rent and Fees	600.00	416.67	183.33	600.00	1,250.01	(650.01)	5,000.00
4395-00 Rec Center Rent and Fees - Non Resident	8,550.00	2,916.67	5,633.33	19,150.00	8,750.01	10,399.99	35,000.00
4700-00 Operating Interest Income	5.63	8.33	(2.70)	16.27	24.99	(8.72)	100.00
4990-00 Miscellaneous Income	-	91.67	(91.67)	50.00	275.01	(225.01)	1,100.00
Total Income	\$42,468.30	\$34,422.34	\$8,045.96	\$113,942.78	\$103,267.02	\$10,675.76	\$413,068.00
Total OPERATING INCOME	\$42,468.30	\$34,422.34	\$8,045.96	\$113,942.78	\$103,267.02	\$10,675.76	\$413,068.00
OPERATING EXPENSE							
Administrative							
5015-00 Accounting Fee	-	1,450.00	1,450.00	1,450.00	4,350.00	2,900.00	17,400.00
5020-00 Legal - Collections	2,087.00	250.00	(1,837.00)	2,618.50	750.00	(1,868.50)	3,000.00
5024-00 Legal - Foreclosures	-	125.00	125.00	-	375.00	375.00	1,500.00
5142-00 Legal - General	-	50.00	50.00	-	150.00	150.00	600.00
5180-00 Computer / Web Maintenance	-	333.33	333.33	79.00	999.99	920.99	4,000.00
5245-00 Clubhouse Staff	10,393.54	11,500.00	1,106.46	31,769.36	34,500.00	2,730.64	138,000.00
5260-00 Answering Service	75.00	75.00	-	225.00	225.00	-	900.00
5315-00 Payroll Taxes	803.27	958.00	154.73	2,462.80	2,874.00	411.20	11,500.00
5320-00 Payroll Fees	327.04	366.67	39.63	970.35	1,100.01	129.66	4,400.00
5325-00 Insurance - Workman's Comp	526.00	258.00	(268.00)	1,572.00	774.00	(798.00)	3,104.00
5330-00 Payroll - Employee Insurance	1,716.08	1,333.33	(382.75)	5,148.24	3,999.99	(1,148.25)	16,000.00
5525-00 Postage, Printing, Copies	141.58	458.00	316.42	1,058.96	1,374.00	315.04	5,500.00
5550-00 Office Equipment - Lease	828.18	267.00	(561.18)	1,165.67	801.00	(364.67)	3,200.00
5560-00 Office Supplies	-	208.33	208.33	409.76	624.99	215.23	2,500.00
5630-00 Meeting Expense	-	-	-	42.47	-	(42.47)	150.00
5900-00 Miscellaneous / Processing Fees	77.75	275.00	197.25	1,945.49	825.00	(1,120.49)	3,300.00
6020-00 Taxes & Licenses	-	8.00	8.00	-	24.00	24.00	100.00
6040-00 Management Fees	1,450.00	-	(1,450.00)	2,900.00	-	(2,900.00)	-
6070-00 Bad Debt	-	140.00	140.00	-	420.00	420.00	1,680.00
6080-00 Audit Fee/ Tax Prep	-	-	-	-	-	-	4,000.00
Total Administrative	\$18,425.44	\$18,055.66	(\$369.78)	\$53,817.60	\$54,166.98	\$349.38	\$220,834.00
Insurance							
5000-00 Insurance - Master	3,469.00	2,109.00	(1,360.00)	5,200.98	6,327.00	1,126.02	25,312.00
Total Insurance	\$3,469.00	\$2,109.00	(\$1,360.00)	\$5,200.98	\$6,327.00	\$1,126.02	\$25,312.00
Buildings							
6040-00 Exterminating	80.00	80.00	-	240.00	240.00	-	960.00
6090-00 HVAC Maintenance	-	-	-	1,015.00	1,500.00	485.00	6,000.00
6115-00 Fire Alarm / Security System	2,046.06	583.33	(1,462.73)	2,107.46	1,749.99	(357.47)	7,000.00
6120-00 Carpet Cleaning	175.00	208.00	33.00	325.00	624.00	299.00	2,500.00
6150-00 General Building Maintenance	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
Total Buildings	\$2,301.06	\$1,288.00	(\$1,013.06)	\$3,687.46	\$5,364.00	\$1,676.54	\$21,460.00
Landscaping							
6210-00 Snow Removal	315.00	-	(315.00)	315.00	-	(315.00)	6,000.00
6215-00 General Grounds Maintenance	1,232.67	1,667.00	434.33	3,998.22	5,001.00	1,002.78	10,000.00
6220-00 Sprinkler Repairs	-	-	-	-	500.00	500.00	3,000.00
6230-00 Streets	-	-	-	-	-	-	1,000.00
6260-00 Common Area Lights	234.13	-	(234.13)	554.32	500.00	(54.32)	2,000.00
6357-00 Planting/Foundation Beds	-	-	-	1,122.78	-	(1,122.78)	4,400.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Landscaping	\$1,781.80	\$1,667.00	(\$114.80)	\$5,990.32	\$6,001.00	\$10.68	\$26,400.00
Recreation							
6500-00 Clubhouse / Cabana	\$21.24	\$333.33	\$312.09	\$741.59	\$999.99	\$258.40	\$4,000.00
6510-00 Pool / Spas - Contract	1,789.17	1,333.00	(456.17)	8,800.84	3,999.00	(4,801.84)	16,000.00
6515-00 Sauna / Steam / Locker Rooms	-	75.00	75.00	1,268.72	225.00	(1,043.72)	900.00
6516-00 General Pool / Hot Tub	-	250.00	250.00	230.47	750.00	519.53	3,000.00
6546-00 Clubhouse Improvements	-	-	-	68.46	-	(68.46)	-
6560-00 Security	805.00	805.00	-	2,415.00	2,415.00	-	9,660.00
6570-00 Games / Fitness Equip Main	-	75.00	75.00	441.00	225.00	(216.00)	900.00
6580-00 Janitorial / Housekeeping	2,560.00	1,666.67	(893.33)	6,060.00	5,000.01	(1,059.99)	20,000.00
6630-00 Supplies - Cleaning & Paper Products	768.92	250.00	(518.92)	778.90	750.00	(28.90)	3,000.00
6643-00 Clubhouse Decorations	-	-	-	-	41.00	41.00	162.00
Total Recreation	\$5,944.33	\$4,788.00	(\$1,156.33)	\$20,804.98	\$14,405.00	(\$6,399.98)	\$57,622.00
Utilities							
6703-00 Gas	409.36	1,250.00	840.64	1,531.18	3,750.00	2,218.82	15,000.00
6707-00 Electric	1,564.95	1,667.00	102.05	5,760.26	5,001.00	(759.26)	20,000.00
6710-00 Water & Sewer	3,677.57	1,195.00	(2,482.57)	7,430.59	3,585.00	(3,845.59)	14,340.00
6760-00 Trash	182.28	208.33	26.05	524.99	624.99	100.00	2,500.00
6770-00 Telephone / Pager	622.84	633.00	10.16	1,860.27	1,899.00	38.73	7,600.00
6771-00 Cable TV / Internet / Satellite TV	-	166.67	166.67	473.98	500.01	26.03	2,000.00
Total Utilities	\$6,457.00	\$5,120.00	(\$1,337.00)	\$17,581.27	\$15,360.00	(\$2,221.27)	\$61,440.00
Total OPERATING EXPENSE	\$38,378.63	\$33,027.66	(\$5,350.97)	\$107,082.61	\$101,623.98	(\$5,458.63)	\$413,068.00
Net Income:	\$4,089.67	\$1,394.68	\$2,694.99	\$6,860.17	\$1,643.04	\$5,217.13	\$0.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
8010-00 Reserve Transfer	\$8,644.33	\$8,644.33	\$-	\$25,932.99	\$25,932.99	\$-	\$103,732.00
8700-00 Reserve Interest Income	340.70	-	340.70	1,286.50	-	1,286.50	-
Total Reserve Income	<u>\$8,985.03</u>	<u>\$8,644.33</u>	<u>\$340.70</u>	<u>\$27,219.49</u>	<u>\$25,932.99</u>	<u>\$1,286.50</u>	<u>\$103,732.00</u>
Total RESERVE INCOME	\$8,985.03	\$8,644.33	\$340.70	\$27,219.49	\$25,932.99	\$1,286.50	\$103,732.00
RESERVE EXPENSE							
Reserve Expenses							
9205-00 Clubhouse	-	-	-	3,894.09	-	(3,894.09)	-
9510-00 Miscellaneous Reserve Expense	4,700.00	-	(4,700.00)	4,700.00	-	(4,700.00)	-
Total Reserve Expenses	<u>\$4,700.00</u>	<u>\$-</u>	<u>(\$4,700.00)</u>	<u>\$8,594.09</u>	<u>\$-</u>	<u>(\$8,594.09)</u>	<u>\$-</u>
Total RESERVE EXPENSE	\$4,700.00	\$-	(\$4,700.00)	\$8,594.09	\$-	(\$8,594.09)	\$-
Net Reserve:	<u><u>\$4,285.03</u></u>	<u><u>\$8,644.33</u></u>	<u><u>(\$4,359.30)</u></u>	<u><u>\$18,625.40</u></u>	<u><u>\$25,932.99</u></u>	<u><u>(\$7,307.59)</u></u>	<u><u>\$103,732.00</u></u>