

	Operating	Reserve	Total
Assets			
Cash			
Petty Cash	\$100.00	\$0.00	\$100.00
Operating - Alliance Cash	\$294,401.30	\$0.00	\$294,401.30
Checking - Key Bank 2864	\$91.59	\$0.00	\$91.59
Savings - Alliance	\$32,632.65	\$0.00	\$32,632.65
Total: Cash	\$327,225.54	\$0.00	\$327,225.54
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	\$49,158.79	\$49,158.79
Reserve - Key Bank	\$0.00	\$246,635.18	\$246,635.18
Total: Reserve	\$0.00	\$595,793.97	\$595,793.97
Accounts Receivable			
Accounts Receivable	\$14,631.39	\$0.00	\$14,631.39
Allowance for Doubtful Accounts	(\$1,999.89)	\$0.00	(\$1,999.89)
Total: Accounts Receivable	\$12,631.50	\$0.00	\$12,631.50
Other Assets			
Due From Reserve	\$105,331.57	\$0.00	\$105,331.57
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	\$115,947.24	\$0.00	\$115,947.24
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	\$1,452,882.69	\$595,793.97	\$2,048,676.66

	Operating	Reserve	Total
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$8,342.49	\$0.00	\$8,342.49
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	\$6,005.00	\$0.00	\$6,005.00
Prepaid Assessments	\$74,528.95	\$0.00	\$74,528.95
Payroll Taxes Payable	(\$38.71)	\$0.00	(\$38.71)
Employee Insurance Payable	\$906.34	\$0.00	\$906.34
Due to Operating	\$0.00	\$105,331.57	\$105,331.57
Total: Current Liabilities	\$91,496.40	\$105,331.57	\$196,827.97
Equity			
Initial Contribution	\$63,973.00	\$0.00	\$63,973.00
Retained Earnings - Reserve Fund	\$0.00	\$458,671.96	\$458,671.96
Retained Earnings	\$1,257,810.23	\$0.00	\$1,257,810.23
Total: Equity	\$1,321,783.23	\$458,671.96	\$1,780,455.19
Net Income Gain/Loss	\$0.00	\$31,790.44	\$31,790.44
Net Income Gain/Loss	\$39,603.06	\$0.00	\$39,603.06
Total: Liabilities & Equity	\$1,452,882.69	\$595,793.97	\$2,048,676.66

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Income							
4000-00 Assessments	\$38,920.00	\$38,640.00	\$280.00	\$309,400.00	\$309,120.00	\$280.00	\$463,680.00
4010-00 Reserve Transfer	(8,644.33)	(8,644.33)	-	(69,154.64)	(69,154.64)	-	(103,732.00)
4015-00 Late Fees	160.00	250.00	(90.00)	1,033.53	2,000.00	(966.47)	3,000.00
4020-00 Legal - Collections	188.00	250.00	(62.00)	7,966.00	2,000.00	5,966.00	3,000.00
4110-00 Late Interest Income	13.71	-	13.71	77.59	-	77.59	-
4115-00 Superlien Income	-	35.00	(35.00)	-	280.00	(280.00)	420.00
4124-00 Legal - Foreclosure Income	-	125.00	(125.00)	-	1,000.00	(1,000.00)	1,500.00
4200-00 Special Charges Income	30.00	-	30.00	120.00	-	120.00	-
4205-00 Collection Processing Income	(10.00)	-	(10.00)	(75.00)	-	(75.00)	-
4206-00 Processing Fee Income	304.00	-	304.00	2,183.00	-	2,183.00	-
4315-00 Newsletter	115.00	333.33	(218.33)	2,119.00	2,666.64	(547.64)	4,000.00
4390-00 Rec Center Rent and Fees	-	416.67	(416.67)	3,050.00	3,333.36	(283.36)	5,000.00
4395-00 Rec Center Rent and Fees - Non Resident	1,500.00	2,916.67	(1,416.67)	26,900.00	23,333.36	3,566.64	35,000.00
4700-00 Operating Interest Income	6.73	8.33	(1.60)	46.34	66.64	(20.30)	100.00
4990-00 Miscellaneous Income	(10.00)	91.67	(101.67)	2,045.00	733.36	1,311.64	1,100.00
Total Income	\$32,573.11	\$34,422.34	(\$1,849.23)	\$285,710.82	\$275,378.72	\$10,332.10	\$413,068.00
Total OPERATING INCOME	\$32,573.11	\$34,422.34	(\$1,849.23)	\$285,710.82	\$275,378.72	\$10,332.10	\$413,068.00
OPERATING EXPENSE							
Administrative							
5015-00 Accounting Fee	1,450.00	1,450.00	-	10,150.00	11,600.00	1,450.00	17,400.00
5020-00 Legal - Collections	188.00	250.00	62.00	7,325.00	2,000.00	(5,325.00)	3,000.00
5024-00 Legal - Foreclosures	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
5142-00 Legal - General	-	50.00	50.00	-	400.00	400.00	600.00
5180-00 Computer / Web Maintenance	221.60	333.33	111.73	560.60	2,666.64	2,106.04	4,000.00
5245-00 Clubhouse Staff	9,791.66	11,500.00	1,708.34	84,552.39	92,000.00	7,447.61	138,000.00
5260-00 Answering Service	75.00	75.00	-	600.00	600.00	-	900.00
5315-00 Payroll Taxes	822.52	958.00	135.48	6,815.67	7,664.00	848.33	11,500.00
5320-00 Payroll Fees	299.22	366.67	67.45	2,696.04	2,933.36	237.32	4,400.00
5325-00 Insurance - Workman's Comp	-	258.00	258.00	1,572.00	2,064.00	492.00	3,104.00
5330-00 Payroll - Employee Insurance	1,822.03	1,333.33	(488.70)	14,152.44	10,666.64	(3,485.80)	16,000.00
5525-00 Postage, Printing, Copies	70.14	458.00	387.86	1,478.36	3,664.00	2,185.64	5,500.00
5550-00 Office Equipment - Lease	-	267.00	267.00	2,675.61	2,136.00	(539.61)	3,200.00
5560-00 Office Supplies	-	208.33	208.33	561.77	1,666.64	1,104.87	2,500.00
5630-00 Meeting Expense	-	-	-	42.47	-	(42.47)	150.00
5900-00 Miscellaneous / Processing Fees	140.35	275.00	134.65	2,788.26	2,200.00	(588.26)	3,300.00
6020-00 Taxes & Licenses	-	8.00	8.00	-	64.00	64.00	100.00
6040-00 Management Fees	-	-	-	1,450.00	-	(1,450.00)	-
6070-00 Bad Debt	-	140.00	140.00	-	1,120.00	1,120.00	1,680.00
6080-00 Audit Fee/ Tax Prep	-	-	-	-	4,000.00	4,000.00	4,000.00
Total Administrative	\$14,880.52	\$18,055.66	\$3,175.14	\$137,420.61	\$148,445.28	\$11,024.67	\$220,834.00
Insurance							
5000-00 Insurance - Master	(107.00)	2,109.00	2,216.00	12,054.04	16,872.00	4,817.96	25,312.00
Total Insurance	(\$107.00)	\$2,109.00	\$2,216.00	\$12,054.04	\$16,872.00	\$4,817.96	\$25,312.00
Buildings							
6040-00 Exterminating	160.00	80.00	(80.00)	720.00	640.00	(80.00)	960.00
6090-00 HVAC Maintenance	-	1,500.00	1,500.00	2,060.67	4,500.00	2,439.33	6,000.00
6115-00 Fire Alarm / Security System	-	583.33	583.33	4,269.01	4,666.64	397.63	7,000.00
6120-00 Carpet Cleaning	-	208.00	208.00	698.00	1,664.00	966.00	2,500.00
6150-00 General Building Maintenance	165.00	416.67	251.67	870.44	3,333.36	2,462.92	5,000.00
Total Buildings	\$325.00	\$2,788.00	\$2,463.00	\$8,618.12	\$14,804.00	\$6,185.88	\$21,460.00
Landscaping							
6210-00 Snow Removal	1,457.50	1,200.00	(257.50)	3,538.81	6,000.00	2,461.19	6,000.00
6215-00 General Grounds Maintenance	482.78	-	(482.78)	5,233.04	5,001.00	(232.04)	10,000.00
6220-00 Sprinkler Repairs	-	-	-	150.00	500.00	350.00	3,000.00
6230-00 Streets	-	-	-	-	-	-	1,000.00

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6260-00 Common Area Lights	\$344.71	\$-	(\$344.71)	\$1,427.94	\$1,500.00	\$72.06	\$2,000.00
6357-00 Planting/Foundation Beds	-	-	-	1,122.78	-	(1,122.78)	4,400.00
6420-00 Landscape Other	960.00	-	(960.00)	960.00	-	(960.00)	-
Total Landscaping	\$3,244.99	\$1,200.00	(\$2,044.99)	\$12,432.57	\$13,001.00	\$568.43	\$26,400.00
Recreation							
6500-00 Clubhouse / Cabana	1,738.54	333.33	(1,405.21)	2,661.78	2,666.64	4.86	4,000.00
6510-00 Pool / Spas - Contract	1,000.00	1,333.00	333.00	14,739.84	10,664.00	(4,075.84)	16,000.00
6515-00 Sauna / Steam / Locker Rooms	(289.87)	75.00	364.87	2,123.17	600.00	(1,523.17)	900.00
6516-00 General Pool / Hot Tub	-	250.00	250.00	230.47	2,000.00	1,769.53	3,000.00
6546-00 Clubhouse Improvements	-	-	-	68.46	-	(68.46)	-
6560-00 Security	805.00	805.00	-	6,440.00	6,440.00	-	9,660.00
6570-00 Games / Fitness Equip Main	-	75.00	75.00	1,213.95	600.00	(613.95)	900.00
6580-00 Janitorial / Housekeeping	750.00	1,666.67	916.67	13,073.88	13,333.36	259.48	20,000.00
6630-00 Supplies - Cleaning & Paper Products	-	250.00	250.00	878.14	2,000.00	1,121.86	3,000.00
6643-00 Clubhouse Decorations	-	-	-	-	123.00	123.00	162.00
Total Recreation	\$4,003.67	\$4,788.00	\$784.33	\$41,429.69	\$38,427.00	(\$3,002.69)	\$57,622.00
Utilities							
6703-00 Gas	876.46	1,250.00	373.54	6,173.07	10,000.00	3,826.93	15,000.00
6707-00 Electric	1,386.63	1,667.00	280.37	12,611.95	13,336.00	724.05	20,000.00
6710-00 Water & Sewer	115.75	1,195.00	1,079.25	8,065.43	9,560.00	1,494.57	14,340.00
6760-00 Trash	99.60	208.33	108.73	1,451.66	1,666.64	214.98	2,500.00
6770-00 Telephone / Pager	-	633.00	633.00	4,567.54	5,064.00	496.46	7,600.00
6771-00 Cable TV / Internet / Satellite TV	159.42	166.67	7.25	1,283.08	1,333.36	50.28	2,000.00
Total Utilities	\$2,637.86	\$5,120.00	\$2,482.14	\$34,152.73	\$40,960.00	\$6,807.27	\$61,440.00
Total OPERATING EXPENSE	\$24,985.04	\$34,060.66	\$9,075.62	\$246,107.76	\$272,509.28	\$26,401.52	\$413,068.00
Net Income:	\$7,588.07	\$361.68	\$7,226.39	\$39,603.06	\$2,869.44	\$36,733.62	\$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	\$-	\$69,154.64	\$69,154.64	\$-	\$103,732.00
8700-00 Reserve Interest Income	150.59	-	150.59	2,024.44	-	2,024.44	-
Total Reserve Income	<u>\$8,794.92</u>	<u>\$8,644.33</u>	<u>\$150.59</u>	<u>\$71,179.08</u>	<u>\$69,154.64</u>	<u>\$2,024.44</u>	<u>\$103,732.00</u>
Total RESERVE INCOME	\$8,794.92	\$8,644.33	\$150.59	\$71,179.08	\$69,154.64	\$2,024.44	\$103,732.00
RESERVE EXPENSE							
Reserve Expenses							
9205-00 Clubhouse	6,319.76	-	(6,319.76)	10,213.85	-	(10,213.85)	-
9220-00 Reserve Bank Fee	-	-	-	7.79	-	(7.79)	-
9510-00 Miscellaneous Reserve Expense	24,467.00	-	(24,467.00)	29,167.00	-	(29,167.00)	-
Total Reserve Expenses	<u>\$30,786.76</u>	<u>\$-</u>	<u>(\$30,786.76)</u>	<u>\$39,388.64</u>	<u>\$-</u>	<u>(\$39,388.64)</u>	<u>\$-</u>
Total RESERVE EXPENSE	\$30,786.76	\$-	(\$30,786.76)	\$39,388.64	\$-	(\$39,388.64)	\$-
Net Reserve:	<u><u>(\$21,991.84)</u></u>	<u><u>\$8,644.33</u></u>	<u><u>(\$30,636.17)</u></u>	<u><u>\$31,790.44</u></u>	<u><u>\$69,154.64</u></u>	<u><u>(\$37,364.20)</u></u>	<u><u>\$103,732.00</u></u>