

**Balance Sheet**January 2010  
Books = Accrual

January 2010

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ASSETS	
CASH	
Operating Cash	7,780.08
Reserves	38,780.77
TOTAL CASH	<u>46,560.85</u>
CURRENT ASSETS	
Accounts Receivable	8,926.80
TOTAL CURRENT ASSETS	<u>8,926.80</u>
TOTAL ASSETS	<u>55,487.65</u>
LIABILITIES & CAPITAL	
LIABILITIES	
Accounts Payable	3,681.28
Prepaid Assessments	5,275.00
Reserve Account	38,780.77
TOTAL LIABILITIES	<u>47,737.05</u>
CAPITAL	
Retained Earnings	2,381.39
Prior Years Retained Earnings	5,369.21
TOTAL CAPITAL	<u>7,750.60</u>
TOTAL LIABILITIES & CAPITAL	<u>55,487.65</u>

**Budget Comparison**

January 2010

Books = Accrual

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
<b>INCOME</b>							
<b>NET OPERATING INCOME</b>							
<b>RENT/DUES INCOME</b>							
HOA Fees	8,400.00	8,400.00	0.00	8,400.00	8,400.00	0.00	100,800.00
HOA Late Fees	280.00	40.00	240.00	280.00	40.00	240.00	480.00
TOTAL NET RENTAL/DUES	<u>8,680.00</u>	<u>8,440.00</u>	<u>240.00</u>	<u>8,680.00</u>	<u>8,440.00</u>	<u>240.00</u>	<u>101,280.00</u>
<b>OTHER INCOME</b>							
Interest on Bank (Operating)	0.67	5.00	-4.33	0.67	5.00	-4.33	60.00
TOTAL OTHER INCOME	<u>0.67</u>	<u>5.00</u>	<u>-4.33</u>	<u>0.67</u>	<u>5.00</u>	<u>-4.33</u>	<u>60.00</u>
TOTAL INCOME	<u>8,680.67</u>	<u>8,445.00</u>	<u>235.67</u>	<u>8,680.67</u>	<u>8,445.00</u>	<u>235.67</u>	<u>101,340.00</u>
<b>EXPENSES</b>							
<b>PASSTHROUGH EXPENSES</b>							
Management Fee	1,008.00	1,008.00	0.00	1,008.00	1,008.00	0.00	12,096.00
Snow Removal/Ice Melt/Supplies	112.50	650.00	537.50	112.50	650.00	537.50	7,800.00
Water & Sewer	25.31	416.00	390.69	25.31	416.00	390.69	4,992.00
Storm Water Expense	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
Audit/Tax Return	0.00	40.00	40.00	0.00	40.00	40.00	480.00
Legal	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00
CAI Membership/Education	0.00	111.00	111.00	0.00	111.00	111.00	1,332.00
Security	200.00	0.00	-200.00	200.00	0.00	-200.00	0.00
Postage/Newsletter	41.40	75.00	33.60	41.40	75.00	33.60	900.00
Administrative Fee/Supplies	0.00	91.67	91.67	0.00	91.67	91.67	1,100.00
Garbage	648.00	672.00	24.00	648.00	672.00	24.00	8,064.00
Service/Landscaping	830.00	900.00	70.00	830.00	900.00	70.00	10,800.00
Service/Sprinklers	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00
Service/Pest Controller	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00

**Budget Comparison**

January 2010

Books = Accrual

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
R&M/Landscaping	0.00	150.00	150.00	0.00	150.00	150.00	1,800.00
R&M/Trash Pickup	45.00	0.00	-45.00	45.00	0.00	-45.00	0.00
R&M/Parking Lot/Asphalt	0.00	40.00	40.00	0.00	40.00	40.00	480.00
R&M/Fencing	0.00	25.00	25.00	0.00	25.00	25.00	300.00
R&M/Gutters	0.00	200.00	200.00	0.00	200.00	200.00	2,400.00
R&M/Misc. Bldg Expense	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
R&M/Roof	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
R & M Siding	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
R&M/Lighting	142.32	83.33	-58.99	142.32	83.33	-58.99	1,000.00
Insurance	1,636.75	1,717.33	80.58	1,636.75	1,717.33	80.58	20,608.00
Reserve Expenses	1,610.00	999.00	-611.00	1,610.00	999.00	-611.00	11,988.00
TOTAL PASS THROUGH EXPENSES	<u>6,299.28</u>	<u>8,445.00</u>	<u>2,145.72</u>	<u>6,299.28</u>	<u>8,445.00</u>	<u>2,145.72</u>	<u>101,340.00</u>
NON-PASSTHROUGH EXPENSES							
TOTAL EXPENSES	<u>6,299.28</u>	<u>8,445.00</u>	<u>2,145.72</u>	<u>6,299.28</u>	<u>8,445.00</u>	<u>2,145.72</u>	<u>101,340.00</u>
NET INCOME	<u>2,381.39</u>	<u>0.00</u>	<u>2,381.39</u>	<u>2,381.39</u>	<u>0.00</u>	<u>2,381.39</u>	<u>0.00</u>