

Balance SheetFebruary 2010
Books = Accrual

February 2010

ASSETS	
CASH	
Operating Cash	11,140.96
Reserves	39,187.19
TOTAL CASH	<u>50,328.15</u>
CURRENT ASSETS	
Accounts Receivable	7,014.85
TOTAL CURRENT ASSETS	<u>7,014.85</u>
TOTAL ASSETS	<u>57,343.00</u>
LIABILITIES & CAPITAL	
LIABILITIES	
Accounts Payable	2,327.27
Prepaid Assessments	4,745.00
Reserve Account	39,187.19
TOTAL LIABILITIES	<u>46,259.46</u>
CAPITAL	
Retained Earnings	5,714.33
Prior Years Retained Earnings	5,369.21
TOTAL CAPITAL	<u>11,083.54</u>
TOTAL LIABILITIES & CAPITAL	<u>57,343.00</u>

Budget Comparison

February 2010

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INCOME	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
NET OPERATING INCOME							
RENT/DUES INCOME							
HOA Fees	8,400.00	8,400.00	0.00	16,800.00	16,800.00	0.00	100,800.00
HOA Late Fees	120.00	40.00	80.00	400.00	80.00	320.00	480.00
Bad Debt Expense	-1,286.95	0.00	-1,286.95	-1,286.95	0.00	-1,286.95	0.00
TOTAL NET RENTAL/DUES	7,233.05	8,440.00	-1,206.95	15,913.05	16,880.00	-966.95	101,280.00
OTHER INCOME							
Interest on Bank (Operating)	0.96	5.00	-4.04	1.63	10.00	-8.37	60.00
TOTAL OTHER INCOME	0.96	5.00	-4.04	1.63	10.00	-8.37	60.00
TOTAL INCOME	7,234.01	8,445.00	-1,210.99	15,914.68	16,890.00	-975.32	101,340.00
EXPENSES							
PASSTHROUGH EXPENSES							
Management Fee	1,008.00	1,008.00	0.00	2,016.00	2,016.00	0.00	12,096.00
Snow Removal/Ice Melt/Supplies	0.00	650.00	650.00	112.50	1,300.00	1,187.50	7,800.00
Water & Sewer	0.00	416.00	416.00	25.31	832.00	806.69	4,992.00
Storm Water Expense	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
Audit/Tax Return	0.00	40.00	40.00	0.00	80.00	80.00	480.00
Legal	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
CAI Membership/Education	0.00	111.00	111.00	0.00	222.00	222.00	1,332.00
Security	0.00	0.00	0.00	200.00	0.00	-200.00	0.00
Postage/Newsletter	42.52	75.00	32.48	83.92	150.00	66.08	900.00
Administrative Fee/Supplies	125.30	91.67	-33.63	125.30	183.34	58.04	1,100.00
Garbage	648.00	672.00	24.00	1,296.00	1,344.00	48.00	8,064.00
Service/Landscaping	0.00	900.00	900.00	830.00	1,800.00	970.00	10,800.00
Service/Sprinklers	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00

Budget Comparison

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	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
Service/Pest Controller	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
R&M/Landscaping	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
R&M/Trash Pickup	52.50	0.00	-52.50	97.50	0.00	-97.50	0.00
R&M/Parking Lot/Asphalt	0.00	40.00	40.00	0.00	80.00	80.00	480.00
R&M/Fencing	0.00	25.00	25.00	0.00	50.00	50.00	300.00
R&M/Gutters	0.00	200.00	200.00	0.00	400.00	400.00	2,400.00
R&M/Misc. Bldg Expense	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
R&M/Roof	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
R & M Siding	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
R&M/Lighting	0.00	83.33	83.33	142.32	166.66	24.34	1,000.00
Insurance	1,636.75	1,717.33	80.58	3,273.50	3,434.66	161.16	20,608.00
Reserve Expenses	388.00	999.00	611.00	1,998.00	1,998.00	0.00	11,988.00
TOTAL PASS THROUGH EXPENSES	3,901.07	8,445.00	4,543.93	10,200.35	16,890.00	6,689.65	101,340.00
NON-PASSTHROUGH EXPENSES							
TOTAL EXPENSES	3,901.07	8,445.00	4,543.93	10,200.35	16,890.00	6,689.65	101,340.00
NET INCOME	3,332.94	0.00	3,332.94	5,714.33	0.00	5,714.33	0.00