

Balance Sheet

April 2010

Books = Accrual

April 2010

ASSETS	
CASH	
Operating Cash	11,860.99
Reserves	41,218.80
TOTAL CASH	<u>53,079.79</u>
CURRENT ASSETS	
Accounts Receivable	7,637.00
TOTAL CURRENT ASSETS	<u>7,637.00</u>
TOTAL ASSETS	<u>60,716.79</u>
LIABILITIES & CAPITAL	
LIABILITIES	
Accounts Payable	1,636.75
Prepaid Assessments	5,015.00
Reserve Account	41,218.80
TOTAL LIABILITIES	<u>47,870.55</u>
CAPITAL	
Retained Earnings	7,477.03
Prior Years Retained Earnings	5,369.21
TOTAL CAPITAL	<u>12,846.24</u>
TOTAL LIABILITIES & CAPITAL	<u>60,716.79</u>

Budget Comparison

April 2010

Books = Accrual

	MTD Actual	MTD Budget	Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
INCOME									
NET OPERATING INCOME									
RENT/DUES INCOME									
HOA Fees	8,400.00	8,400.00	0.00	0.00	33,600.00	33,600.00	0.00	0.00	100,800.00
HOA Late Fees	180.00	40.00	140.00	350.00	740.00	160.00	580.00	362.50	480.00
Bad Debt Expense	0.00	0.00	0.00	0.00	-1,286.95	0.00	-1,286.95	0.00	0.00
TOTAL NET RENTAL/DUES INCOME	8,580.00	8,440.00	140.00	1.66	33,053.05	33,760.00	-706.95	-2.09	101,280.00
OTHER INCOME									
Interest on Bank (Operating)	1.20	5.00	-3.80	-76.00	4.17	20.00	-15.83	-79.15	60.00
TOTAL OTHER INCOME	1.20	5.00	-3.80	-76.00	4.17	20.00	-15.83	-79.15	60.00
TOTAL INCOME	8,581.20	8,445.00	136.20	1.61	33,057.22	33,780.00	-722.78	-2.14	101,340.00
EXPENSES									
PASSTHROUGH EXPENSES									
Management Fee	1,008.00	1,008.00	0.00	0.00	4,032.00	4,032.00	0.00	0.00	12,096.00
Snow Removal/Ice Melt/Supplies	0.00	650.00	650.00	100.00	4,017.00	2,600.00	-1,417.00	-54.50	7,800.00
Water & Sewer	0.00	416.00	416.00	100.00	77.16	1,664.00	1,586.84	95.36	4,992.00
Storm Water Expense	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
Audit/Tax Return	0.00	40.00	40.00	100.00	310.00	160.00	-150.00	-93.75	480.00
Legal	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	1,800.00
CAI Membership/Education	0.00	111.00	111.00	100.00	0.00	444.00	444.00	100.00	1,332.00
Security	0.00	0.00	0.00	0.00	400.00	0.00	-400.00	0.00	0.00
Postage/Newsletter	0.00	75.00	75.00	100.00	203.94	300.00	96.06	32.02	900.00
Administrative Fee/Supplies	85.30	91.67	6.37	6.95	326.87	366.68	39.81	10.86	1,100.00
Garbage	648.00	672.00	24.00	3.57	2,592.00	2,688.00	96.00	3.57	8,064.00
Service/Landscaping	0.00	900.00	900.00	100.00	2,490.00	3,600.00	1,110.00	30.83	10,800.00
Service/Sprinklers	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	1,800.00

Budget Comparison

April 2010

Books = Accrual

	MTD Actual	MTD Budget	Variance	% Variance	YTD Actual	YTD Budget	Variance	% Variance	Annual Budget
Service/Pest Controller	0.00	166.67	166.67	100.00	0.00	666.68	666.68	100.00	2,000.00
R&M/Landscaping	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	1,800.00
R&M/Trash Pickup	45.00	0.00	-45.00	0.00	182.50	0.00	-182.50	0.00	0.00
R&M/Parking Lot/Asphalt	0.00	40.00	40.00	100.00	0.00	160.00	160.00	100.00	480.00
R&M/Fencing	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
R&M/Gutters	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
R&M/Misc. Bldg Expense	165.90	500.00	334.10	66.82	165.90	2,000.00	1,834.10	91.71	6,000.00
R&M/Roof	0.00	100.00	100.00	100.00	97.50	400.00	302.50	75.63	1,200.00
R & M Siding	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
R&M/Lighting	0.00	83.33	83.33	100.00	142.32	333.32	191.00	57.30	1,000.00
Insurance	1,636.75	1,717.33	80.58	4.69	6,547.00	6,869.32	322.32	4.69	20,608.00
Reserve Expenses	999.00	999.00	0.00	0.00	3,996.00	3,996.00	0.00	0.00	11,988.00
TOTAL PASS THROUGH EXPENSES	4,587.95	8,445.00	3,857.05	45.67	25,580.19	33,780.00	8,199.81	24.27	101,340.00
NON-PASSTHROUGH EXPENSES									
TOTAL EXPENSES	4,587.95	8,445.00	3,857.05	45.67	25,580.19	33,780.00	8,199.81	24.27	101,340.00
NET INCOME	3,993.25	0.00	3,993.25	0.00	7,477.03	0.00	7,477.03	0.00	0.00