

Balance SheetJanuary 2010
Books = Accrual

January 2010

ASSETS	
CASH	
Operating Cash	13,290.83
Reserves	20,250.15
Deferred Maintenance	0.13
TOTAL CASH	<u>33,541.11</u>
CURRENT ASSETS	
Accounts Receivable	901.00
TOTAL CURRENT ASSETS	<u>901.00</u>
TOTAL ASSETS	<u>34,442.11</u>
LIABILITIES & CAPITAL	
LIABILITIES	
Accounts Payable	650.77
Prepaid Assessments	2,050.77
Deferred Maintenance	0.13
Reserve Account	20,250.15
TOTAL LIABILITIES	<u>22,951.82</u>
CAPITAL	
Retained Earnings	808.09
Prior Years Retained Earnings	10,682.20
TOTAL CAPITAL	<u>11,490.29</u>
TOTAL LIABILITIES & CAPITAL	<u>34,442.11</u>

Budget Comparison

January 2010

Books = Accrual

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME							
NET OPERATING INCOME							
RENT/DUES INCOME							
Recycling	75.00	0.00	75.00	75.00	0.00	75.00	0.00
HOA Fees	3,096.00	3,096.00	0.00	3,096.00	3,096.00	0.00	37,152.00
HOA Late Fees	80.00	16.67	63.33	80.00	16.67	63.33	200.00
W/C (Working Capital)	276.00	0.00	276.00	276.00	0.00	276.00	0.00
TOTAL NET RENTAL/DUES	3,527.00	3,112.67	414.33	3,527.00	3,112.67	414.33	37,352.00
OTHER INCOME							
Interest on Bank (Operating)	1.66	3.00	-1.34	1.66	3.00	-1.34	36.00
TOTAL OTHER INCOME	1.66	3.00	-1.34	1.66	3.00	-1.34	36.00
TOTAL INCOME	3,528.66	3,115.67	412.99	3,528.66	3,115.67	412.99	37,388.00
EXPENSES							
PASSTHROUGH EXPENSES							
Management Fee	725.00	725.00	0.00	725.00	725.00	0.00	8,700.00
Snow Removal/Ice Melt/Supplies	56.00	166.67	110.67	56.00	166.67	110.67	2,000.00
Water & Sewer	0.00	95.83	95.83	0.00	95.83	95.83	1,150.00
Storm Water Expense	0.00	25.00	25.00	0.00	25.00	25.00	300.00
Website	0.00	16.67	16.67	0.00	16.67	16.67	200.00
Audit/Tax Return	0.00	22.92	22.92	0.00	22.92	22.92	275.00
Legal	0.00	41.67	41.67	0.00	41.67	41.67	500.00
CAI Membership/Education	0.00	29.17	29.17	0.00	29.17	29.17	350.00
Postage/Newsletter	34.77	91.67	56.90	34.77	91.67	56.90	1,100.00
Administrative Fee/Supplies	0.00	100.00	100.00	0.00	100.00	100.00	1,200.00
Garbage	744.80	567.50	-177.30	744.80	567.50	-177.30	6,810.00
Service/Landscaping	560.00	560.00	0.00	560.00	560.00	0.00	6,720.00

Budget Comparison

January 2010

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	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
Service/Pest Controller	0.00	12.50	12.50	0.00	12.50	12.50	150.00
R&M/Landscaping	0.00	116.67	116.67	0.00	116.67	116.67	1,400.00
R&M/Sprinklers	0.00	20.83	20.83	0.00	20.83	20.83	250.00
Insurance	0.00	192.50	192.50	0.00	192.50	192.50	2,310.00
Reserve Expenses	600.00	331.08	-268.92	600.00	331.08	-268.92	3,973.00
TOTAL PASS THROUGH EXPENSES	<u>2,720.57</u>	<u>3,115.68</u>	<u>395.11</u>	<u>2,720.57</u>	<u>3,115.68</u>	<u>395.11</u>	<u>37,388.00</u>
NON-PASSTHROUGH EXPENSES							
TOTAL EXPENSES	<u>2,720.57</u>	<u>3,115.68</u>	<u>395.11</u>	<u>2,720.57</u>	<u>3,115.68</u>	<u>395.11</u>	<u>37,388.00</u>
NET INCOME	<u>808.09</u>	<u>-0.01</u>	<u>808.10</u>	<u>808.09</u>	<u>-0.01</u>	<u>808.10</u>	<u>0.00</u>