

Balance SheetFebruary 2010
Books = Accrual

February 2010

ASSETS	
CASH	
Operating Cash	13,109.23
Reserves	20,855.87
Deferred Maintenance	0.13
TOTAL CASH	<u>33,965.23</u>
CURRENT ASSETS	
Accounts Receivable	809.00
TOTAL CURRENT ASSETS	<u>809.00</u>
TOTAL ASSETS	<u>34,774.23</u>
LIABILITIES & CAPITAL	
LIABILITIES	
Accounts Payable	859.88
Prepaid Assessments	1,343.27
Deferred Maintenance	0.13
Reserve Account	20,855.87
TOTAL LIABILITIES	<u>23,059.15</u>
CAPITAL	
Retained Earnings	1,032.88
Prior Years Retained Earnings	10,682.20
TOTAL CAPITAL	<u>11,715.08</u>
TOTAL LIABILITIES & CAPITAL	<u>34,774.23</u>

Budget Comparison

February 2010

Books = Accrual

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME							
NET OPERATING INCOME							
RENT/DUES INCOME							
Recycling	80.00	0.00	80.00	155.00	0.00	155.00	0.00
HOA Fees	3,135.54	3,096.00	39.54	6,231.54	6,192.00	39.54	37,152.00
HOA Late Fees	40.00	16.67	23.33	120.00	33.34	86.66	200.00
W/C (Working Capital)	138.00	0.00	138.00	414.00	0.00	414.00	0.00
TOTAL NET RENTAL/DUES	3,393.54	3,112.67	280.87	6,920.54	6,225.34	695.20	37,352.00
OTHER INCOME							
Interest on Bank (Operating)	1.66	3.00	-1.34	3.32	6.00	-2.68	36.00
TOTAL OTHER INCOME	1.66	3.00	-1.34	3.32	6.00	-2.68	36.00
TOTAL INCOME	3,395.20	3,115.67	279.53	6,923.86	6,231.34	692.52	37,388.00
EXPENSES							
PASSTHROUGH EXPENSES							
Management Fee	725.00	725.00	0.00	1,450.00	1,450.00	0.00	8,700.00
Snow Removal/Ice Melt/Supplies	144.00	166.67	22.67	200.00	333.34	133.34	2,000.00
Water & Sewer	0.00	95.83	95.83	0.00	191.66	191.66	1,150.00
Storm Water Expense	0.00	25.00	25.00	0.00	50.00	50.00	300.00
Website	0.00	16.67	16.67	0.00	33.34	33.34	200.00
Audit/Tax Return	0.00	22.92	22.92	0.00	45.84	45.84	275.00
Legal	0.00	41.67	41.67	0.00	83.34	83.34	500.00
CAI Membership/Education	0.00	29.17	29.17	0.00	58.34	58.34	350.00
Postage/Newsletter	42.14	91.67	49.53	76.91	183.34	106.43	1,100.00
Administrative Fee/Supplies	94.20	100.00	5.80	94.20	200.00	105.80	1,200.00
Garbage	891.33	567.50	-323.83	1,636.13	1,135.00	-501.13	6,810.00
Service/Landscaping	560.00	560.00	0.00	1,120.00	1,120.00	0.00	6,720.00

Budget Comparison

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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	25.00	25.00	150.00
R&M/Landscaping	0.00	116.67	116.67	0.00	233.34	233.34	1,400.00
R&M/Sprinklers	0.00	20.83	20.83	0.00	41.66	41.66	250.00
Insurance	113.74	192.50	78.76	113.74	385.00	271.26	2,310.00
Reserve Expenses	600.00	331.08	-268.92	1,200.00	662.16	-537.84	3,973.00
TOTAL PASS THROUGH EXPENSES	3,170.41	3,115.68	-54.73	5,890.98	6,231.36	340.38	37,388.00
NON-PASSTHROUGH EXPENSES							
TOTAL EXPENSES	3,170.41	3,115.68	-54.73	5,890.98	6,231.36	340.38	37,388.00
NET INCOME	224.79	-0.01	224.80	1,032.88	-0.02	1,032.90	0.00