

**Balance Sheet**

April 2010

Books = Accrual

**April 2010****ASSETS****CASH**

Operating Cash 13,198.38

Reserves 18,840.67

Deferred Maintenance 0.13

**TOTAL CASH** 32,039.18**CURRENT ASSETS**

Accounts Receivable 1,310.00

**TOTAL CURRENT ASSETS** 1,310.00**TOTAL ASSETS** 33,349.18**LIABILITIES & CAPITAL****LIABILITIES**

Prepaid Assessments 1,574.00

Deferred Maintenance 0.13

Reserve Account 18,840.67

**TOTAL LIABILITIES** 20,414.80**CAPITAL**

Retained Earnings 2,252.18

Prior Years Retained Earnings 10,682.20

**TOTAL CAPITAL** 12,934.38**TOTAL LIABILITIES & CAPITAL** 33,349.18

**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									
Recycling	80.00	0.00	80.00	0.00	320.00	0.00	320.00	0.00	0.00
HOA Fees	3,096.00	3,096.00	0.00	0.00	12,423.54	12,384.00	39.54	0.32	37,152.00
HOA Late Fees	400.00	16.67	383.33	2,299.52	620.00	66.68	553.32	829.81	200.00
HOA NSF Fee	52.00	0.00	52.00	0.00	52.00	0.00	52.00	0.00	0.00
TOTAL NET RENTAL/DUES INCOME	3,628.00	3,112.67	515.33	16.56	13,415.54	12,450.68	964.86	7.75	37,352.00
OTHER INCOME									
Interest on Bank (Operating)	1.30	3.00	-1.70	-56.67	6.42	12.00	-5.58	-46.50	36.00
TOTAL OTHER INCOME	1.30	3.00	-1.70	-56.67	6.42	12.00	-5.58	-46.50	36.00
TOTAL INCOME	3,629.30	3,115.67	513.63	16.49	13,421.96	12,462.68	959.28	7.70	37,388.00
EXPENSES									
PASSTHROUGH EXPENSES									
Management Fee	725.00	725.00	0.00	0.00	2,900.00	2,900.00	0.00	0.00	8,700.00
Snow Removal/Ice Melt/Supplies	0.00	166.67	166.67	100.00	384.00	666.68	282.68	42.40	2,000.00
Water & Sewer	0.00	95.83	95.83	100.00	0.00	383.32	383.32	100.00	1,150.00
Storm Water Expense	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
Website	0.00	16.67	16.67	100.00	0.00	66.68	66.68	100.00	200.00
Audit/Tax Return	0.00	22.92	22.92	100.00	310.00	91.68	-218.32	-238.13	275.00
Legal	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
CAI Membership/Education	0.00	29.17	29.17	100.00	0.00	116.68	116.68	100.00	350.00
Postage/Newsletter	0.00	91.67	91.67	100.00	168.83	366.68	197.85	53.96	1,100.00
Administrative Fee/Supplies	0.00	100.00	100.00	100.00	256.72	400.00	143.28	35.82	1,200.00
Garbage	838.75	567.50	-271.25	-47.80	3,332.94	2,270.00	-1,062.94	-46.83	6,810.00
Service/Landscaping	573.00	560.00	-13.00	-2.32	2,253.00	2,240.00	-13.00	-0.58	6,720.00

**Budget Comparison**

April 2010

Books = Accrual

	<b>MTD Actual</b>	<b>MTD Budget</b>	<b>Variance</b>	<b>% Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>% Variance</b>	<b>Annual Budget</b>
Service/Pest Controller	0.00	12.50	12.50	100.00	0.00	50.00	50.00	100.00	150.00
R&M/Landscaping	0.00	116.67	116.67	100.00	12.89	466.68	453.79	97.24	1,400.00
R&M/Sprinklers	0.00	20.83	20.83	100.00	0.00	83.32	83.32	100.00	250.00
R&M/Signs	-2,700.00	0.00	2,700.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	0.00	192.50	192.50	100.00	227.40	770.00	542.60	70.47	2,310.00
Reserve Expenses	124.00	331.08	207.08	62.55	1,324.00	1,324.32	0.32	0.02	3,973.00
<b>TOTAL PASS THROUGH EXPENSES</b>	<b>-439.25</b>	<b>3,115.68</b>	<b>3,554.93</b>	<b>114.10</b>	<b>11,169.78</b>	<b>12,462.72</b>	<b>1,292.94</b>	<b>10.37</b>	<b>37,388.00</b>
<b>NON-PASSTHROUGH EXPENSES</b>									
<b>TOTAL EXPENSES</b>	<b>-439.25</b>	<b>3,115.68</b>	<b>3,554.93</b>	<b>114.10</b>	<b>11,169.78</b>	<b>12,462.72</b>	<b>1,292.94</b>	<b>10.37</b>	<b>37,388.00</b>
<b>NET INCOME</b>	<b>4,068.55</b>	<b>-0.01</b>	<b>4,068.56</b>	<b>40,685,600.00</b>	<b>2,252.18</b>	<b>-0.04</b>	<b>2,252.22</b>	<b>-5,630,550.00</b>	<b>0.00</b>