

Balance Sheet (Cash)
Youngstown Terrace - (Young)
Dec 09

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ASSETS	
Cash In Bank	4,797.35
Reserve Account	3,654.80
TOTAL ASSETS	<u>8,452.15</u>
LIABILITIES	
Pre-paid dues	5.00
TOTAL LIABILITIES	<u>5.00</u>
CAPITAL/EQUITY	
Equity	8,447.15
TOTAL CAPITAL/EQUITY	<u>8,447.15</u>
TOTAL LIABILITIES & EQUITY	<u>8,452.15</u>

Budget Comparison (Cash)
Youngstown Terrace - (Young)
Dec 09

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
INCOME									
HOA DUES	4,275.00	4,400.00	-125.00	-2.84	53,495.00	52,800.00	695.00	1.32	52,800.00
Plus Pre-paid dues	595.00	0.00	595.00	0	255.00	0.00	255.00	0	0.00
Late Charge/NSF	100.00	25.00	75.00	300.00	805.00	300.00	505.00	168.33	300.00
Violation Fee	0.00	0.00	0.00	0	25.00	0.00	25.00	0	0.00
Other Charges	0.00	16.63	-16.63	-100.0	-35.50	200.00	-235.50	-117.7	200.00
TOTAL INCOME	4,971.01	4,441.63	529.38	11.92	54,555.71	53,300.00	1,255.71	2.36	53,300.00
OPERATING EXPENSES									
Administrative	41.52	11.25	-30.27	-269.0	214.04	135.00	-79.04	-58.55	135.00
Postage	13.10	4.13	-8.97	-217.1	104.61	50.00	-54.61	-109.2	50.00
Bank Charge	0.00	1.63	1.63	100.00	20.00	20.00	0.00	0.00	20.00
Legal & Professional	0.00	0.00	0.00	0	74.00	80.00	6.00	7.50	80.00
Management Fee	250.00	275.00	25.00	9.09	3,025.00	3,300.00	275.00	8.33	3,300.00
License & Permits	0.00	0.00	0.00	0	10.00	10.00	0.00	0.00	10.00
Insurance	2,200.75	1,041.63	-1,159.12	-111.2	12,211.25	12,500.00	288.75	2.31	12,500.00
Trans to Reserve	0.00	700.00	700.00	100.00	4,970.00	8,400.00	3,430.00	40.83	8,400.00
General Bldg Maint	1,132.51	8.37	-1,124.14	-13,43	2,664.23	100.00	-2,564.23	-2,564.	100.00
Grounds	0.00	609.62	609.62	100.00	7,315.00	7,315.00	0.00	0.00	7,315.00
Irrigation Repairs	0.00	0.00	0.00	0	755.05	700.00	-55.05	-7.86	700.00
Other Exterior	0.00	0.00	0.00	0	91.75	0.00	-91.75	0	0.00
Snow Removal	2,028.50	375.00	-1,653.50	-440.9	5,638.00	4,500.00	-1,138.00	-25.29	4,500.00
Roof/Gutter	0.00	91.87	91.87	100.00	1,870.00	1,102.00	-768.00	-69.69	1,102.00
Trash	227.70	250.00	22.30	8.92	2,936.05	3,000.00	63.95	2.13	3,000.00
Income taxes	0.00	0.00	0.00	0	0.00	8.00	8.00	100.00	8.00
Water	0.00	566.63	566.63	100.00	8,795.15	6,800.00	-1,995.15	-29.34	6,800.00
TOTAL EXPENSES	5,894.08	3,935.13	-1,958.95	-49.78	50,694.13	48,020.00	-2,674.13	-5.57	48,020.00
TOTAL OPERATING EXPENSES	5,894.08	3,935.13	-1,958.95	-49.78	50,694.13	48,020.00	-2,674.13	-5.57	48,020.00
NET BEFORE NON OPERATING EX	-923.07	506.50	-1,429.57	-282.2	3,861.58	5,280.00	-1,418.42	-26.86	5,280.00
RESERVE EXPENSES									
Trans to Reserve	0.00	0.00	0.00	0	4,970.00	0.00	4,970.00	0	0.00
Exterior Painting	0.00	0.00	0.00	0	5,338.00	5,216.00	-122.00	-2.34	5,216.00
TOTAL RESERVE EXP	0.00	0.00	0.00	0	-368.00	-5,216.00	4,848.00	-92.94	-5,216.00