

	...AnnualAmt	%Inc	..PerMonth	..Unit/Mon
INCOME				
4010 ASSOCIATION FEES	556,500	79.5	46,375	322.05
4040 UTILITY BILLBACK	117,769	16.8	9,814	68.15
4045 VBTS RENTAL	9,288	1.3	774	5.38
4050 COLLECTION CHGS	12,000	1.7	1,000	6.94
4080 LATE CHARGES	3,600	0.5	300	2.08
4150 INTEREST	1,200	0.2	100	0.69
	=====	=====	=====	=====
TOTAL INCOME	700,357	100.0	58,363	405.30
GENERAL OPERATIONS				
5080 ADMIN SERVICES	4,800	0.7	400	2.78
5090 SUPPLIES/POSTAGE	3,031	0.4	253	1.75
5100 ANNUAL MEETING	1,600	0.2	133	0.93
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	9,431	1.4	786	5.46
FACILITIES OPERATIONS				
5930 CONTRACTS-CLBHS	37,860	5.4	3,155	21.91
5931 REPAIRS-CLBHS	3,000	0.4	250	1.74
5932 SUPPLIES-CLBHS	1,000	0.1	83	0.58
5933 OTH-CLBHS	1,000	0.1	83	0.58
6051 PROPANE-CLBHS	11,950	1.7	996	6.92
6052 WTR/SWR-CLBHS	2,400	0.3	200	1.39
6053 ELECT-CLBHS	3,300	0.5	275	1.91
6055 PEST-CLBHS	1,360	0.2	113	0.79
	-----	-----	-----	-----
	61,870	8.8	5,156	35.80
UTILITIES				
6005 ELEVATOR ALARM	4,440	0.6	370	2.57
6010 CABLE	50,400	7.2	4,200	29.17
6030 ELECTRIC	7,800	1.1	650	4.51
6050 PROPANE	28,800	4.1	2,400	16.67
6060 WATER	89,040	12.7	7,420	51.53
6080 TRASH REMOVAL	17,000	2.4	1,417	9.84
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	197,480	28.2	16,457	114.28
MAINTENANCE				
5115 ALARMS/FIRE	2,500	0.4	208	1.45
5290 PEST CONTROL	10,500	1.5	875	6.08
5350 MAINT CONTRACT	97,776	14.0	8,148	56.58
5565 GROUNDS-OTHER	4,000	0.6	333	2.31
5600 IRRIGATION MAINT	1,500	0.2	125	0.87
5610 EXTERIOR PAINT	2,000	0.3	167	1.16
5620 ELVTR CONTRACT	21,000	3.0	1,750	12.15
	-----	-----	-----	-----
	139,276	19.9	11,606	80.60
REPAIRS				
5220 ELEVATOR OTHER	4,000	0.6	333	2.31
6105 ROOFS	2,000	0.3	167	1.16
6125 INTERIOR REPRS	2,000	0.3	167	1.16
6130 OTH REPAIRS	3,000	0.4	250	1.74
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	11,000	1.6	917	6.37

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	..AnnualAmt	%Inc	..PerMonth	..Unit/Mon
FEES, INSUR & TAXES				
6200 MANAGEMENT FEES	31,200	4.4	2,600	18.06
6225 CPA FEES	2,500	0.4	208	1.45
6230 LEGAL FEES	4,000	0.6	333	2.31
6231 LEGAL-COLLECTION	12,000	1.7	1,000	6.94
6250 INSURANCE-CORP	78,000	11.1	6,500	45.14
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	127,700	18.2	10,642	73.90
TOTAL EXPENSES	546,757	78.1	45,563	316.41
	=====	=====	=====	=====
6990 NET EARNINGS	153,600	21.9	12,800	88.89

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	...AnnualAmt	%Inc	..PerMonth	..Unit/Mon
INCOME				
4010 ASSOCIATION FEES	530,000	83.8	44,167	306.71
4040 UTILITY BILLBACK	97,920	15.5	8,160	56.67
4150 INTEREST	4,800	0.8	400	2.78
	=====	=====	=====	=====
TOTAL INCOME	632,720	100.0	52,727	366.16
GENERAL OPERATIONS				
5090 SUPPLIES/POSTAGE	3,120	0.5	260	1.81
UTILITIES				
6005 ELEVATOR ALARM	4,200	0.7	350	2.43
6010 CABLE	50,400	8.0	4,200	29.17
6030 ELECTRIC	12,000	1.9	1,000	6.94
6050 PROPANE	28,000	4.4	2,333	16.20
6060 WATER	72,000	11.4	6,000	41.67
6080 TRASH REMOVAL	16,500	2.6	1,375	9.55
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	183,100	28.9	15,258	105.96
LANDSCAPE				
5565 GROUNDS-OTHER	39,256	6.2	3,271	22.72
5600 IRRIGATION MAINT	7,500	1.2	625	4.34
	-----	-----	-----	-----
	46,756	7.4	3,896	27.06
MAINTENANCE				
5115 ALARMS	2,400	0.4	200	1.39
5315 MAINT CONTRACT	93,744	14.8	7,812	54.25
5350 BLDG MAINT	27,000	4.3	2,250	15.63
5610 EXTERIOR PAINT	12,000	1.9	1,000	6.94
5620 ELVTR CONTRACT	22,600	3.6	1,883	13.08
5930 CLUBHOUSE MAINT	35,000	5.5	2,917	20.25
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	192,744	30.5	16,062	111.54
FEES, INSUR & TAXES				
6200 MANAGEMENT FEES	38,400	6.1	3,200	22.22
6225 CPA FEES	4,800	0.8	400	2.78
6230 LEGAL FEES	12,000	1.9	1,000	6.94
6235 CONSULTING FEES	1,300	0.2	108	0.75
6250 INSURANCE-CORP	78,000	12.3	6,500	45.14
6270 OTHER TAXES	900	0.1	75	0.52
	-----	-----	-----	-----
	135,400	21.4	11,283	78.36
NET EXPENSES	561,120	88.7	46,760	324.72
	=====	=====	=====	=====
NET OPERATING INCOME	71,600	11.3	5,967	41.44
RESERVE EXPENSES				
6690 MISC/CONT RESERV	72,000	11.4	6,000	41.67

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	...AnnualAmt	%Inc	..PerMonth	..Unit/Mon
TOTAL EXPENSES	633,120	100.1	52,760	366.39
	=====	=====	=====	=====
6990 NET EARNINGS	-400	-0.1	-33	-0.22