

Crystal Valley Ranch Owners

Income and Expense Statement Period: 07/01/10 to 07/31/10

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Income								
04205	Assessment Revenue	17,460.00	16,740.00	720.00	121,932.23	117,180.00	4,752.23	200,880.00
04207	Developer Contribution	15,378.00	12,488.00	2,890.00	43,110.00	60,146.00	(17,036.00)	68,334.00
04208	Rec Center Income	1,190.50	.00	1,190.50	1,190.50	.00	1,190.50	.00
04210	Late Charge Income	75.00	83.33	(8.33)	1,035.00	583.31	451.69	1,000.00
04215	Collection Cost Recovery	765.27	400.00	365.27	3,679.85	2,800.00	879.85	4,800.00
04222	Annual Discount	.00	.00	.00	(52.00)	(1,300.00)	1,248.00	(1,300.00)
04224	Common Area Reimbursement	.00	.00	.00	5,464.00	.00	5,464.00	.00
04245	Transfer to Reserves	.00	(700.00)	700.00	.00	(4,900.00)	4,900.00	(8,400.00)
	Total Income	34,868.77	29,011.33	5,857.44	176,359.58	174,509.31	1,850.27	265,314.00
Expenses								
Adminstrative								
05215	Management fees	1,649.00	1,645.00	(4.00)	11,116.60	11,515.00	398.40	19,740.00
05220	Legal Fees	.00	416.66	416.66	.00	2,916.62	2,916.62	5,000.00
05225	Collection Cost Recovery	1,336.30	700.00	(636.30)	8,371.37	4,900.00	(3,471.37)	8,400.00
05230	Audit/Accounting	.00	.00	.00	695.00	650.00	(45.00)	650.00
05240	Office Supplies	26.40	50.00	23.60	217.20	350.00	132.80	600.00
05245	Printing / Copy	67.50	200.00	132.50	387.90	1,400.00	1,012.10	2,400.00
05247	Coupon Books	59.84	.00	(59.84)	1,219.84	.00	(1,219.84)	.00
05250	Postage	77.10	116.66	39.56	539.70	816.62	276.92	1,400.00
05255	Bank Charges	90.75	12.50	(78.25)	271.31	87.50	(183.81)	150.00
05265	Bad Debt Expense	.00	150.00	150.00	1,062.41	1,050.00	(12.41)	1,800.00
05270	Storage Unit Expense	110.00	112.50	2.50	750.00	787.50	37.50	1,350.00
05300	Web site expense	.00	100.00	100.00	732.50	700.00	(32.50)	1,200.00
05310	Misc Admin Expense	.00	250.00	250.00	.00	1,750.00	1,750.00	3,000.00
	Total Adminstrative Expenses	3,416.89	3,753.32	336.43	25,363.83	26,923.24	1,559.41	45,690.00
Insurance and Taxes								
05630	Insurance	.00	.00	.00	4,571.08	7,000.00	2,428.92	7,000.00
	Total Insurance and Tax Exp.	.00	.00	.00	4,571.08	7,000.00	2,428.92	7,000.00
Utility Expense								
07010	Electricity	246.90	400.00	153.10	1,976.56	2,800.00	823.44	4,800.00
07040	Irrigation	.00	2,600.00	2,600.00	7,547.15	10,625.00	3,077.85	16,850.00
	Total Utility Expense	246.90	3,000.00	2,753.10	9,523.71	13,425.00	3,901.29	21,650.00

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Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Common Area Maintenance								
	Total Common Area Main.	.00	.00	.00	.00	.00	.00	.00
	Total Mechan & Electrical	.00	.00	.00	.00	.00	.00	.00
08005	Landscape Maintenance	3,591.67	3,591.66	(.01)	28,733.36	25,141.62	(3,591.74)	43,100.00
08007	Landscape Improvements	13,530.71	.00	(13,530.71)	13,530.71	10,000.00	(3,530.71)	10,000.00
08015	fertilizer and chemicals	.00	.00	.00	.00	4,000.00	4,000.00	8,000.00
08040	Irrigation Sys. Repair	490.45	1,000.00	509.55	1,761.73	2,850.00	1,088.27	4,850.00
08078	Christmas Lights	.00	.00	.00	620.00	2,500.00	1,880.00	2,500.00
08085	Common Area Improvement Proje	.00	.00	.00	5,464.00	.00	(5,464.00)	.00
08100	Pool Maintenance contract	7,926.00	8,644.00	718.00	15,918.55	25,932.00	10,013.45	25,932.00
08110	Pool Chemicals	.00	500.00	500.00	.00	2,500.00	2,500.00	2,500.00
08120	Rec Center cleaning	1,000.00	2,000.00	1,000.00	9,400.00	9,000.00	(400.00)	15,000.00
08125	RecCenter - supplies	832.92	200.00	(632.92)	1,291.37	1,400.00	108.63	2,400.00
08127	Rec Center- trash service	.00	50.00	50.00	134.71	350.00	215.29	600.00
08130	Rec Center Management	4,622.00	4,622.00	.00	38,062.46	32,354.00	(5,708.46)	55,464.00
08140	Rec Center Utilities	2,848.99	1,500.00	(1,348.99)	15,811.38	8,081.00	(7,730.38)	14,824.00
08145	Rec Center - telephone	271.19	75.00	(196.19)	2,486.02	525.00	(1,961.02)	900.00
08150	Satellite TV	103.43	75.00	(28.43)	316.34	525.00	208.66	900.00
08155	Security Sysatem	237.08	.00	(237.08)	2,322.06	.00	(2,322.06)	.00
	Total Landscape Expense	35,454.44	22,257.66	(13,196.78)	135,852.69	125,158.62	(10,694.07)	186,970.00
Snow Removal								
08520	snow removal	.00	.00	.00	3,870.64	2,000.00	(1,870.64)	4,000.00
	Total snow Removal Expense	.00	.00	.00	3,870.64	2,000.00	(1,870.64)	4,000.00
Other Operating Expenses								
	Total Other Oper. Expenses	.00	.00	.00	.00	.00	.00	.00
	Total Operating Expenses	39,118.23	29,010.98	(10,107.25)	179,181.95	174,506.86	(4,675.09)	265,310.00
	Total Income excess of Expens	(4,249.46)	.35	(4,249.81)	(2,822.37)	2.45	(2,824.82)	4.00