

Crystal Valley Ranch Owners

Income and Expense Statement Period: 09/01/09 to 09/30/09

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Income								
04205	Assessment Revenue	18,222.82	18,000.00	222.82	128,249.63	137,000.00	(8,750.37)	191,000.00
04208	Rec Center Income	475.00	.00	475.00	475.00	.00	475.00	.00
04210	Late Charge Income	28.00	.00	28.00	973.00	.00	973.00	.00
04215	Collection Cost Recovery	1,883.35	.00	1,883.35	4,012.85	.00	4,012.85	.00
04222	Annual Discount	.00	.00	.00	(1,263.60)	.00	(1,263.60)	.00
04230	Interest on Assess Revenue	.00	75.00	(75.00)	104.15	675.00	(570.85)	900.00
04245	Transfer to Reserves	.00	(700.00)	700.00	.00	(6,300.00)	6,300.00	(8,400.00)
	Total Income	20,609.17	17,375.00	3,234.17	132,551.03	131,375.00	1,176.03	183,500.00
Expenses								
Administrative								
05215	Management fees	1,542.40	1,645.00	102.60	13,868.80	14,805.00	936.20	19,740.00
05220	Legal Fees	.00	416.66	416.66	4,104.32	3,749.94	(354.38)	5,000.00
05222	legal settlement	.00	.00	.00	5,804.69	5,800.00	(4.69)	5,800.00
05225	Collection Cost Recovery	659.00	700.00	41.00	10,392.80	6,300.00	(4,092.80)	8,400.00
05230	Audit/Accounting	.00	.00	.00	550.00	650.00	100.00	650.00
05240	Office Supplies	26.40	50.00	23.60	288.88	450.00	161.12	600.00
05245	Printing / Copy	46.00	100.00	54.00	2,339.05	900.00	(1,439.05)	1,200.00
05250	Postage	57.10	70.83	13.73	727.08	637.47	(89.61)	850.00
05255	Bank Charges	178.19	12.50	(165.69)	178.19	112.50	(65.69)	150.00
05265	Bad Debt Expense	.00	.00	.00	1,257.00	.00	(1,257.00)	.00
05270	Storage Unit Expense	105.00	100.00	(5.00)	925.00	900.00	(25.00)	1,200.00
05300	Web site expense	42.50	79.16	36.66	1,306.25	712.44	(593.81)	950.00
05310	Misc Admin Expense	.00	250.00	250.00	.00	2,250.00	2,250.00	3,000.00
	Total Administrative Expenses	2,656.59	3,424.15	767.56	41,742.06	37,267.35	(4,474.71)	47,540.00
Insurance and Taxes								
05610	Local Licenses and Permits	.00	.00	.00	429.10	.00	(429.10)	.00
05630	Insurance	.00	.00	.00	6,618.00	13,000.00	6,382.00	13,000.00
	Total Insurance and Tax Exp.	.00	.00	.00	7,047.10	13,000.00	5,952.90	13,000.00
Utility Expense								
07010	Electricity	236.98	900.00	663.02	2,476.07	6,100.00	3,623.93	7,600.00
07030	Natural Gas	.00	200.00	200.00	.00	7,200.00	7,200.00	8,300.00
07040	Water	2,059.35	1,600.00	(459.35)	9,168.81	14,825.00	5,656.19	16,850.00
07050	Telephone	.00	.00	.00	249.03	.00	(249.03)	.00

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	Total Utility Expense	2,296.33	2,700.00	403.67	11,893.91	28,125.00	16,231.09	32,750.00
	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)	32,324.93	32,324.94	.01	43,100.00
08007	Landscape Improvements	.00	.00	.00	14,755.10	10,000.00	(4,755.10)	10,000.00
08010	Plants, Trees, Flowers	.00	.00	.00	6,995.00	.00	(6,995.00)	.00
08015	fertilizer and chemicals	.00	.00	.00	3,750.00	8,000.00	4,250.00	8,000.00
08040	Irrigation Sys. Repair	.00	1,000.00	1,000.00	8,148.73	4,850.00	(3,298.73)	4,850.00
08070	Misc Grounds Main.	160.00	.00	(160.00)	160.00	.00	(160.00)	.00
08075	Sign Lights	.00	83.33	83.33	.00	749.97	749.97	1,000.00
08078	Christmas Lights	.00	.00	.00	.00	2,500.00	2,500.00	2,500.00
08100	Pool Maintenance contract	6,000.00	.00	(6,000.00)	29,500.00	17,500.00	(12,000.00)	17,500.00
08110	Pool Chemicals	.00	.00	.00	1,270.00	1,500.00	230.00	1,500.00
08120	Rec Center cleaning	1,000.00	750.00	(250.00)	4,525.00	3,050.00	(1,475.00)	5,300.00
08125	RecCenter - supplies	135.12	83.33	(51.79)	2,168.94	749.97	(1,418.97)	1,000.00
08126	Rec Center- equipment	.00	.00	.00	781.25	800.00	18.75	800.00
08127	Rec Center- trash service	.00	35.00	35.00	60.64	315.00	254.36	420.00
08130	Rec Center Management	5,115.85	4,622.00	(493.85)	14,359.85	13,866.00	(493.85)	27,732.00
08135	Rec Center Staff	.00	632.00	632.00	.00	4,996.00	4,996.00	4,996.00
08140	Rec Center Utilities	4,560.88	1,000.00	(3,560.88)	7,589.84	6,500.00	(1,089.84)	9,500.00
08145	Rec Center - telephone	.00	.00	.00	306.42	.00	(306.42)	.00
	Total Landscape Expense	20,563.52	11,797.32	(8,766.20)	126,695.70	107,701.88	(18,993.82)	138,198.00
	Snow Removal							
08520	snow removal	.00	.00	.00	980.10	.00	(980.10)	.00
	Total snow Removal Expense	.00	.00	.00	980.10	.00	(980.10)	.00
	Other Operating Expenses							
	Total Other Oper. Expenses	.00	.00	.00	.00	.00	.00	.00
	Total Operating Expenses	25,516.44	17,921.47	(7,594.97)	188,358.87	186,094.23	(2,264.64)	231,488.00
	Total Income excess of Expens	(4,907.27)	(546.47)	(4,360.80)	(55,807.84)	(54,719.23)	(1,088.61)	(47,988.00)

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