

**The Anaconda Condominiums**  
**Balance Sheet**  
As of June 30, 2010

Jun 30, 10

**ASSETS**

Current Assets

Checking/Savings

1st Bank Operating Account 36,988.32

1st Bank Capital Reserve Account 129,945.25

Total Checking/Savings 166,933.57

Accounts Receivable

Owner Accounts Receivable 0.00

Total Accounts Receivable 0.00

Other Current Assets

Prepaid Cable Television 6,156.00

Prepaid Insurance 12,465.25

Prepaid Resort Dues 687.50

Total Other Current Assets 19,308.75

Total Current Assets 186,242.32

Fixed Assets

Equipment 5,393.44

Equipment-Accum Deprec -5,393.44

Manager's Unit 59,172.00

Manager's Unit-Accum Deprec -59,172.00

Total Fixed Assets 0.00

**TOTAL ASSETS** 186,242.32

**LIABILITIES & EQUITY**

Liabilities

Current Liabilities

Prepaid Assessments 19,484.08

Accounts Payable 3,735.43

Total Current Liabilities 23,219.51

Total Liabilities 23,219.51

Equity

Capital Reserve Fund Surplus 157,164.26

Operating Fund Surplus 5,858.55

Total Equity 163,022.81

**TOTAL LIABILITIES & EQUITY** 186,242.32

The Anaconda Condominiums  
**Operating Statement Budget vs. Actual**  
 October 2009 through June 2010

				TOTAL		
	Apr - Jun 10	Budget	\$ Over Budget	Oct '09 - Jun 10	Budget	\$ Over Budget
<b>Income</b>						
<b>OPERATING INCOME</b>						
Operating Assessments	38,473.59	38,473.50	0.09	115,420.77	115,420.50	0.27
Late Charges	541.95	0.00	541.95	541.95	0.00	541.95
Laundry & Vending	141.75	100.00	41.75	259.14	300.00	-40.86
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total OPERATING INCOME</b>	<b>39,157.29</b>	<b>38,573.50</b>	<b>583.79</b>	<b>116,221.86</b>	<b>115,720.50</b>	<b>501.36</b>
<b>Total Income</b>	<b>39,157.29</b>	<b>38,573.50</b>	<b>583.79</b>	<b>116,221.86</b>	<b>115,720.50</b>	<b>501.36</b>
<b>Expense</b>						
<b>OPERATING EXPENSE</b>						
Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00
Cable Television	3,078.00	3,042.40	35.60	9,028.80	8,957.60	71.20
Dues, CMRA	343.75	343.75	0.00	1,031.25	1,031.25	0.00
Dues, Fees & Subscriptions	0.00	27.50	-27.50	25.95	82.50	-56.55
Gas & Electric - Common	4,923.25	5,000.00	-76.75	20,758.56	22,000.00	-1,241.44
Gas & Electric - Managers	288.47	300.00	-11.53	959.20	900.00	59.20
Insurance - Building	1,181.30	4,575.00	-3,393.70	15,368.65	13,725.00	1,643.65
Landscaping	655.00	1,500.00	-845.00	937.50	1,500.00	-562.50
Management - Building	3,738.99	3,738.99	0.00	11,216.97	11,217.01	-0.04
Management - Business	1,313.25	1,313.25	0.00	3,939.75	3,939.75	0.00
Miscellaneous Expense	0.00	125.00	-125.00	0.00	375.00	-375.00
Office Supplies	194.80	50.00	144.80	233.47	150.00	83.47
Operating Supplies	297.42	625.00	-327.58	646.78	1,875.00	-1,228.22
Postage	1.76	25.00	-23.24	99.05	75.00	24.05
Professional Fees	0.00	500.00	-500.00	1,425.00	1,500.00	-75.00
Repairs & Maintenance	344.00	3,750.00	-3,406.00	15,231.13	11,250.00	3,981.13
Repairs & Maintenance - Gate	0.00	625.00	-625.00	442.50	1,875.00	-1,432.50
Repairs & Maintenance - Spa/Ja	45.27	1,200.00	-1,154.73	1,616.15	3,600.00	-1,983.85
Service Contract - Fire	401.16	125.00	276.16	401.16	375.00	26.16
Snow Removal	917.00	3,167.00	-2,250.00	7,394.00	19,000.00	-11,606.00
Taxes - Property	0.00	0.00	0.00	780.54	700.00	80.54
Telephone	308.97	300.00	8.97	875.61	900.00	-24.39
Telephone - Mgr Unit	0.00	0.00	0.00	0.00	0.00	0.00
Trash Removal	1,078.53	873.00	205.53	3,292.73	2,527.00	765.73
Vending Supplies	0.00	50.00	-50.00	0.00	150.00	-150.00
Water & Sewer	5,010.03	5,124.99	-114.96	14,843.49	15,374.97	-531.48
<b>Total OPERATING EXPENSE</b>	<b>24,120.95</b>	<b>36,380.88</b>	<b>-12,259.93</b>	<b>110,548.24</b>	<b>123,080.08</b>	<b>-12,531.84</b>
<b>Total Expense</b>	<b>24,120.95</b>	<b>36,380.88</b>	<b>-12,259.93</b>	<b>110,548.24</b>	<b>123,080.08</b>	<b>-12,531.84</b>
<b>Fund Surplus</b>	<b>15,036.34</b>	<b>2,192.62</b>	<b>12,843.72</b>	<b>5,673.62</b>	<b>-7,359.58</b>	<b>13,033.20</b>
Beginning Fund Balance 9/30/09				184.93		
Ending Fund Balance 6/30/10				5,858.55		

The Anaconda Condominiums  
**Capital Reserve Fund Statement Budget vs. Actual**  
 October 2009 through June 2010

				TOTAL		
	<u>Apr - Jun 10</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Oct '09 - Jun 10</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>						
<b>CAPITAL RESERVE INCOME</b>						
Special Assessment	0.00			100,002.00	100,000.00	2.00
Capital Reserve Assessments	8,615.05	8,615.00	0.05	25,845.15	25,845.00	0.15
Interest	225.52	150.00	75.52	482.91	450.00	32.91
<b>Total CAPITAL RESERVE INCOME</b>	<u>8,840.57</u>	<u>8,765.00</u>	<u>75.57</u>	<u>126,330.06</u>	<u>126,295.00</u>	<u>35.06</u>
<b>Total Income</b>	8,840.57	8,765.00	75.57	126,330.06	126,295.00	35.06
<b>Expense</b>						
<b>CAPITAL RESERVE EXPENSE</b>						
Driveway/Engineering Study	0.00	0.00	0.00	0.00	6,000.00	-6,000.00
Railings	0.00			0.00	25,000.00	-25,000.00
Roof	5,188.00	0.00	5,188.00	12,280.00	0.00	12,280.00
Siding	0.00	0.00	0.00	215.12	0.00	215.12
<b>Total CAPITAL RESERVE EXPENSE</b>	<u>5,188.00</u>	<u>0.00</u>	<u>5,188.00</u>	<u>12,495.12</u>	<u>31,000.00</u>	<u>-18,504.88</u>
<b>Total Expense</b>	5,188.00	0.00	5,188.00	12,495.12	31,000.00	-18,504.88
<b>Fund Surplus</b>	<u>3,652.57</u>	<u>8,765.00</u>	<u>-5,112.43</u>	<u>113,834.94</u>	<u>95,295.00</u>	<u>18,539.94</u>
<b>Beginning Fund Balance 9/30/09</b>				<u>43,329.32</u>		
<b>Ending Fund Balance 6/30/10</b>				<u>157,164.26</u>		