

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

	<u>Sep 30, 10</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1st Bank Operating Account	2,814.30
1st Bank Capital Reserve Account	<u>116,131.85</u>
<b>Total Checking/Savings</b>	<u>118,946.15</u>
 <b>Accounts Receivable</b>	
Owner Accounts Receivable	<u>0.00</u>
<b>Total Accounts Receivable</b>	0.00
 <b>Other Current Assets</b>	
Prepaid Cable Television	3,078.00
Prepaid Insurance	8,065.75
Prepaid Resort Dues	<u>343.75</u>
<b>Total Other Current Assets</b>	<u>11,487.50</u>
 <b>Total Current Assets</b>	 130,433.65
 <b>Fixed Assets</b>	
Equipment	5,393.44
Equipment-Accum Deprec	-5,393.44
Manager's Unit	59,172.00
Manager's Unit-Accum Deprec	<u>-59,172.00</u>
<b>Total Fixed Assets</b>	<u>0.00</u>
<b>TOTAL ASSETS</b>	<b><u><u>130,433.65</u></u></b>
 <b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Prepaid Assessments	4,630.95
Accounts Payable	<u>5,579.17</u>
<b>Total Accounts Payable</b>	<u>5,579.17</u>
<b>Total Current Liabilities</b>	<u>10,210.12</u>
<b>Total Liabilities</b>	10,210.12
 <b>Equity</b>	
Capital Reserve Fund Surplus	120,008.91
Operating Fund Surplus	<u>214.62</u>
<b>Total Equity</b>	<u>120,223.53</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>130,433.65</u></u></b>

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

				<b>TOTAL</b>		
	<u>Jul - Sep 10</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Oct '09 - Sep 10</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>						
<b>OPERATING INCOME</b>						
Operating Assessments	38,473.59	38,473.50	0.09	153,894.36	153,894.00	0.36
Late Charges	0.00	0.00	0.00	541.95	0.00	541.95
Laundry & Vending	104.51	100.00	4.51	363.65	400.00	-36.35
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total OPERATING INCOME</b>	<u>38,578.10</u>	<u>38,573.50</u>	<u>4.60</u>	<u>154,799.96</u>	<u>154,294.00</u>	<u>505.96</u>
<b>Total Income</b>	38,578.10	38,573.50	4.60	154,799.96	154,294.00	505.96
<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	12,106.80	12,000.00	106.80
Dues, CMRA	343.75	343.75	0.00	1,375.00	1,375.00	0.00
Dues, Fees & Subscriptions	0.00	27.50	-27.50	25.95	110.00	-84.05
Gas & Electric - Common	3,087.07	3,000.00	87.07	23,845.63	25,000.00	-1,154.37
Gas & Electric - Managers	231.89	300.00	-68.11	1,191.09	1,200.00	-8.91
Insurance - Building	4,399.50	4,575.00	-175.50	19,768.15	18,300.00	1,468.15
Landscaping	351.58	1,500.00	-1,148.42	1,289.08	3,000.00	-1,710.92
Management - Building	3,738.99	3,738.99	0.00	14,955.96	14,956.00	-0.04
Management - Business	1,313.25	1,313.25	0.00	5,253.00	5,253.00	0.00
Miscellaneous Expense	30.04	125.00	-94.96	30.04	500.00	-469.96
Office Supplies	59.60	50.00	9.60	293.07	200.00	93.07
Operating Supplies	788.56	625.00	163.56	1,435.34	2,500.00	-1,064.66
Postage	25.20	25.00	0.20	124.25	100.00	24.25
Professional Fees	28.13	500.00	-471.87	1,453.13	2,000.00	-546.87
Repairs & Maintenance	1,391.08	3,750.00	-2,358.92	16,622.21	15,000.00	1,622.21
Repairs & Maintenance - Gate	0.00	625.00	-625.00	442.50	2,500.00	-2,057.50
Repairs & Maintenance - Spa/Jac	0.00	1,200.00	-1,200.00	2,679.62	4,800.00	-2,120.38
Service Contract - Fire	0.00	125.00	-125.00	401.16	500.00	-98.84
Snow Removal	0.00	0.00	0.00	7,394.00	19,000.00	-11,606.00
Taxes - Property	0.00	0.00	0.00	780.54	700.00	80.54
Telephone	393.14	300.00	93.14	1,268.75	1,200.00	68.75
Telephone - Mgr Unit	0.00	0.00	0.00	0.00	0.00	0.00
Trash Removal	591.00	873.00	-282.00	3,883.73	3,400.00	483.73
Vending Supplies	0.00	50.00	-50.00	0.00	200.00	-200.00
Water & Sewer	5,007.78	5,125.03	-117.25	19,851.27	20,500.00	-648.73
<b>Total OPERATING EXPENSE</b>	<u>24,858.56</u>	<u>31,213.92</u>	<u>-6,355.36</u>	<u>136,470.27</u>	<u>154,294.00</u>	<u>-17,823.73</u>
<b>Total Expense</b>	<u>24,858.56</u>	<u>31,213.92</u>	<u>-6,355.36</u>	<u>136,470.27</u>	<u>154,294.00</u>	<u>-17,823.73</u>
<b>Fund Surplus</b>	<u>13,719.54</u>	<u>7,359.58</u>	<u>6,359.96</u>	<u>18,329.69</u>	<u>0.00</u>	<u>18,329.69</u>
Beginning Fund Balance 9/30/09				184.93		
Transfer to Capital Reserves				<u>-18,300.00</u>		
<b>Ending Fund Balance 9/30/10</b>				<u>214.62</u>		

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

				<b>TOTAL</b>		
	<u>Jul - Sep 10</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Oct '09 - Sep 10</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>						
<b>CAPITAL RESERVE INCOME</b>						
Special Assessment	0.00	0.00	0.00	100,002.00	100,000.00	2.00
Capital Reserve Assessments	8,615.05	8,615.00	0.05	34,460.20	34,460.00	0.20
Interest	186.60	150.00	36.60	669.51	600.00	69.51
<b>Total CAPITAL RESERVE INCOME</b>	<u>8,801.65</u>	<u>8,765.00</u>	<u>36.65</u>	<u>135,131.71</u>	<u>135,060.00</u>	<u>71.71</u>
<b>Total Income</b>	8,801.65	8,765.00	36.65	135,131.71	135,060.00	71.71
<b>Expense</b>						
<b>CAPITAL RESERVE EXPENSE</b>						
Electrical	18,700.00	0.00	18,700.00	18,700.00	0.00	18,700.00
Driveway/Engineering Study	6,825.00	0.00	6,825.00	6,825.00	6,000.00	825.00
Railings	0.00	0.00	0.00	0.00	25,000.00	-25,000.00
Painting	36,190.00	0.00	36,190.00	36,190.00	0.00	36,190.00
Roof	2,542.00	0.00	2,542.00	14,822.00	0.00	14,822.00
Siding	0.00	0.00	0.00	215.12	0.00	215.12
<b>Total CAPITAL RESERVE EXPENSE</b>	<u>64,257.00</u>	<u>0.00</u>	<u>64,257.00</u>	<u>76,752.12</u>	<u>31,000.00</u>	<u>45,752.12</u>
<b>Total Expense</b>	64,257.00	0.00	64,257.00	76,752.12	31,000.00	45,752.12
<b>Fund Surplus</b>	<u><u>-55,455.35</u></u>	<u><u>8,765.00</u></u>	<u><u>-64,220.35</u></u>	<u><u>58,379.59</u></u>	<u><u>104,060.00</u></u>	<u><u>-45,680.41</u></u>
<b>Beginning Fund Balance 9/30/09</b>				43,329.32		
<b>Transfer In Operating Surplus</b>				<u>18,300.00</u>		
<b>Ending Fund Balance 9/30/10</b>				<u><u>120,008.91</u></u>		