

The Anaconda Condominiums
Balance Sheet
As of September 30, 2009

| | Sep 30, 09 |
|---------------------------------------|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1st Bank Operating Account | 464.75 |
| 1st Bank Capital Reserve Account | 56,212.34 |
| Total Checking/Savings | 56,677.09 |
| Other Current Assets | |
| Prepaid Cable Television | 2,872.80 |
| Prepaid Insurance | 4,511.25 |
| Prepaid Resort Dues | 343.75 |
| Total Other Current Assets | 7,727.80 |
| Total Current Assets | 64,404.89 |
| 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 | 64,404.89 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | 7,772.64 |
| Prepaid Assessments | 13,118.00 |
| Total Current Liabilities | 20,890.64 |
| Total Liabilities | 20,890.64 |
| Equity | |
| Capital Reserve Fund Surplus | 43,329.32 |
| Operating Fund Surplus | 184.93 |
| Total Equity | 43,514.25 |
| TOTAL LIABILITIES & EQUITY | 64,404.89 |

The Anaconda Condominiums
Operating Statement Budget vs. Actual
October 2008 through September 2009

| | | | | TOTAL | | |
|--|------------------|------------------|------------------|-------------------|-------------------|------------------|
| | Jul - Sep 09 | Budget | \$ Over Budget | Oct '08 - Sep 09 | Budget | \$ Over Budget |
| Income | | | | | | |
| Homeowner Dues | 45,717.00 | 45,717.00 | 0.00 | 182,868.00 | 182,868.00 | 0.00 |
| Interest | 127.92 | 200.00 | -72.08 | 613.47 | 800.00 | -186.53 |
| Late Charges | 216.70 | 0.00 | 216.70 | 216.70 | 0.00 | 216.70 |
| Laundry & Vending | 96.13 | 150.00 | -53.87 | 418.78 | 600.00 | -181.22 |
| Miscellaneous | 14.36 | 0.00 | 14.36 | 14.36 | 0.00 | 14.36 |
| Total Income | 46,172.11 | 46,067.00 | 105.11 | 184,131.31 | 184,268.00 | -136.69 |
| Expense | | | | | | |
| Bank Charges | 0.00 | 0.00 | 0.00 | 3.00 | 0.00 | 3.00 |
| Cable Television | 2,872.80 | 2,804.00 | 68.80 | 11,354.40 | 11,148.00 | 206.40 |
| Dues, CMRA | 343.75 | 343.00 | 0.75 | 1,375.00 | 1,375.00 | 0.00 |
| Dues, Fees & Subscriptions | 0.00 | 0.00 | 0.00 | 10.00 | 110.00 | -100.00 |
| Gas & Electric - Common | 2,813.68 | 5,000.00 | -2,186.32 | 22,759.27 | 23,000.00 | -240.73 |
| Gas & Electric - Managers | 178.77 | 250.00 | -71.23 | 1,015.94 | 1,200.00 | -184.06 |
| Improvement/Refurbish Fund | 11,133.67 | 11,555.00 | -421.33 | 26,133.67 | 30,110.00 | -3,976.33 |
| Insurance - Building | 4,355.25 | 4,685.00 | -329.75 | 17,339.50 | 17,530.00 | -190.50 |
| Landscaping | 959.73 | 1,500.00 | -540.27 | 959.73 | 1,000.00 | -40.27 |
| Management - Building | 3,630.00 | 3,630.00 | 0.00 | 14,520.00 | 14,520.00 | 0.00 |
| Management - Business | 1,275.00 | 1,275.00 | 0.00 | 5,100.00 | 5,100.00 | 0.00 |
| Miscellaneous Expense | 0.00 | 500.00 | -500.00 | 100.00 | 500.00 | -400.00 |
| Office Supplies | 51.25 | 50.00 | 1.25 | 113.65 | 200.00 | -86.35 |
| Operating Supplies | 994.55 | 400.00 | 594.55 | 2,806.48 | 1,600.00 | 1,206.48 |
| Postage | 0.00 | 25.00 | -25.00 | 30.45 | 100.00 | -69.55 |
| Professional Fees | 8,135.00 | 3,000.00 | 5,135.00 | 15,109.60 | 12,850.00 | 2,259.60 |
| Repairs & Maintenance | 5,823.43 | 3,000.00 | 2,823.43 | 14,554.76 | 15,000.00 | -445.24 |
| Repairs & Maintenance - Repaid | 0.00 | 0.00 | 0.00 | -165.00 | 0.00 | -165.00 |
| Repairs & Maintenance - Spa/Jac | 1,405.36 | 1,200.00 | 205.36 | 4,567.27 | 4,800.00 | -232.73 |
| Service Contract - Fire | 311.29 | 1,000.00 | -688.71 | 311.29 | 1,000.00 | -688.71 |
| Snow Removal | 0.00 | 0.00 | 0.00 | 17,117.00 | 17,600.00 | -483.00 |
| Taxes - Property | 0.00 | 0.00 | 0.00 | 620.60 | 700.00 | -79.40 |
| Telephone | 638.61 | 250.00 | 388.61 | 1,447.17 | 1,000.00 | 447.17 |
| Telephone - Mgr Unit | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Trash Removal | 741.00 | 600.00 | 141.00 | 3,191.11 | 3,400.00 | -208.89 |
| Vending Supplies | 0.00 | 50.00 | -50.00 | 0.00 | 200.00 | -200.00 |
| Water & Sewer | 4,839.18 | 4,950.00 | -110.82 | 19,896.45 | 20,225.00 | -328.55 |
| Total Expense | 50,502.32 | 46,067.00 | 4,435.32 | 180,271.34 | 184,268.00 | -3,996.66 |
| Net Income | -4,330.21 | 0.00 | -4,330.21 | 3,859.97 | 0.00 | 3,859.97 |
| Transfer to Capital Reserves= \$30,110, plus interest less improvement expense | | | | (3,789.80) | | |
| Beginning Operating Fund Balance | | | | 114.76 | | |
| Ending Operating Fund Balance | | | | 184.93 | | |
| Beginning Capital Reserve Fund Balance | | | | 39,539.52 | | |
| Transfer to Capital Reserves= \$30,110 plus interest less improvement expense | | | | 3,789.80 | | |
| Ending Capital Reserve Fund Balance | | | | 43,329.32 | | |