

**The Anaconda Condominiums**  
**Balance Sheet**  
As of September 30, 2011

Sep 30, 11

ASSETS	
Current Assets	
Checking/Savings	
1st Bank Operating Account	4,196.07
1st Bank Capital Reserve Accoun	<u>127,783.71</u>
Total Checking/Savings	131,979.78
Accounts Receivable	
Owner Accounts Receivable	<u>0.00</u>
Total Accounts Receivable	0.00
Other Current Assets	
Prepaid Cable Television	3,074.58
Prepaid Insurance	8,058.87
Prepaid Resort Dues	<u>353.75</u>
Total Other Current Assets	<u>11,487.20</u>
Total Current Assets	143,466.98
Fixed Assets	
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>
Total Fixed Assets	<u>0.00</u>
<b>TOTAL ASSETS</b>	<b><u><u>143,466.98</u></u></b>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Prepaid Assessments	21,070.00
Accounts Payable	<u>4,158.24</u>
Total Accounts Payable	<u>25,228.24</u>
Total Current Liabilities	<u>25,228.24</u>
Total Liabilities	25,228.24
Equity	
Capital Reserve Fund Surplus	113,381.48
Operating Fund Surplus	<u>4,857.26</u>
Total Equity	<u>118,238.74</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>143,466.98</u></u></b>

**The Anaconda Condominiums**  
**Operating Statement Budget vs. Actual**  
October 2010 through September 2011

				<b>TOTAL</b>		
	<u>Jul - Sep 11</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Oct '10 - Sep 11</u>	<u>Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>						
<b>OPERATING INCOME</b>						
Operating Assessments	39,627.82	39,627.75	0.07	158,511.28	158,511.00	0.28
Late Charges	0.00	0.00	0.00	0.00	0.00	0.00
Laundry & Vending	127.64	75.00	52.64	615.41	300.00	315.41
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total OPERATING INCOME</b>	<u>39,755.46</u>	<u>39,702.75</u>	<u>52.71</u>	<u>159,126.69</u>	<u>158,811.00</u>	<u>315.69</u>
<b>Total Income</b>	39,755.46	39,702.75	52.71	159,126.69	158,811.00	315.69
<b>Expense</b>						
<b>OPERATING EXPENSE</b>						
Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00
Cable Television	3,074.58	3,150.00	-75.42	12,301.74	12,600.00	-298.26
Dues, CMRA	353.75	343.75	10.00	1,405.00	1,375.00	30.00
Dues, Fees & Subscriptions	0.00	25.00	-25.00	10.00	110.00	-100.00
Gas & Electric - Common	3,660.81	3,000.00	660.81	31,572.93	27,500.00	4,072.93
Gas & Electric - Managers	223.06	350.00	-126.94	1,236.55	1,350.00	-113.45
Insurance - Building	4,395.75	4,400.00	-4.25	17,589.88	17,600.00	-10.12
Landscaping	2,770.81	1,500.00	1,270.81	3,602.64	3,000.00	602.64
Management - Building	3,851.25	3,851.16	0.09	15,405.00	15,405.00	0.00
Management - Business	1,352.76	1,352.64	0.12	5,411.04	5,411.00	0.04
Miscellaneous Expense	126.00	125.00	1.00	784.29	500.00	284.29
Office Supplies	68.49	50.00	18.49	141.19	200.00	-58.81
Operating Supplies	131.13	625.00	-493.87	1,167.00	2,500.00	-1,333.00
Postage	29.44	30.00	-0.56	68.28	150.00	-81.72
Professional Fees	0.00	250.00	-250.00	2,219.00	2,000.00	219.00
Repairs & Maintenance	2,847.00	4,056.25	-1,209.25	10,311.95	16,225.00	-5,913.05
Repairs & Maintenance - Gate	837.00	625.00	212.00	1,607.00	2,500.00	-893.00
Repairs & Maintenance - Spa/Jac	1,695.78	1,200.00	495.78	2,768.71	4,800.00	-2,031.29
Service Contract - Fire	509.09	125.00	384.09	509.09	500.00	9.09
Snow Removal	127.50			12,810.70	19,000.00	-6,189.30
Taxes - Property	0.00			774.88	700.00	74.88

**The Anaconda Condominiums**  
**Operating Statement Budget vs. Actual**  
 October 2010 through September 2011

				<b>TOTAL</b>		
	<u>Jul - Sep 11</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Oct '10 - Sep 11</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Telephone	258.53	300.00	-41.47	1,076.90	1,200.00	-123.10
Telephone - Mgr Unit	0.00	0.00	0.00	0.00	0.00	0.00
Trash Removal	738.63	1,037.49	-298.86	3,598.62	4,150.00	-551.38
Vending Supplies	0.00	50.00	-50.00	0.00	200.00	-200.00
Water & Sewer	6,336.36	5,124.99	1,211.37	23,111.66	20,500.00	2,611.66
<b>Total OPERATING EXPENSE</b>	<u>33,387.72</u>	<u>31,571.28</u>	<u>1,816.44</u>	<u>149,484.05</u>	<u>159,476.00</u>	<u>-9,991.95</u>
<b>Total Expense</b>	<u>33,387.72</u>	<u>31,571.28</u>	<u>1,816.44</u>	<u>149,484.05</u>	<u>159,476.00</u>	<u>-9,991.95</u>
<b>Fund Surplus or -Deficit</b>	<u><b>6,367.74</b></u>	<u><b>8,131.47</b></u>	<u><b>-1,763.73</b></u>	<u><b>9,642.64</b></u>	<u><b>-665.00</b></u>	<u><b>10,307.64</b></u>
Beginning Fund Balance 10-1-10				214.62		
Transfer to Capital Reserves				(5,000.00)		
Ending Fund Balance 9-30-11				<u><b>4,857.26</b></u>		

**The Anaconda Condominiums**  
**Capital Reserve Fund Statement Budget vs. Actual**  
 October 2010 through September 2011

				TOTAL		
	Jul - Sep 11	Budget	\$ Over Budget	Oct '10 - Sep 11	Budget	\$ Over Budget
<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	8,873.45	8,873.50	-0.05	35,493.80	35,494.00	-0.20
Interest	137.98	175.00	-37.02	651.86	700.00	-48.14
<b>Total CAPITAL RESERVE INCOME</b>	<b>9,011.43</b>	<b>9,048.50</b>	<b>-37.07</b>	<b>136,147.66</b>	<b>136,194.00</b>	<b>-46.34</b>
<b>Total Income</b>	<b>9,011.43</b>	<b>9,048.50</b>	<b>-37.07</b>	<b>136,147.66</b>	<b>136,194.00</b>	<b>-46.34</b>
<b>Expense</b>						
<b>CAPITAL RESERVE EXPENSE</b>						
Electrical	1,900.00	18,500.00	-16,600.00	1,900.00	18,500.00	-16,600.00
Manager Unit	0.00	0.00	0.00	0.00	0.00	0.00
Driveway/Engineering Study	0.00	7,000.00	-7,000.00	0.00	7,000.00	-7,000.00
Painting	0.00	0.00	0.00	0.00	0.00	0.00
Parking Lot Replacement	0.00	125,000.00	-125,000.00	109,055.00	125,000.00	-15,945.00
Railings	2,142.50	7,500.00	-5,357.50	6,649.50	7,500.00	-850.50
Improvement/Refurbish Fund	25,292.59	0.00	25,292.59	25,292.59	0.00	25,292.59
Roof	1,674.00	47,000.00	-45,326.00	4,878.00	47,000.00	-42,122.00
Siding	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total CAPITAL RESERVE EXPENSE</b>	<b>31,009.09</b>	<b>205,000.00</b>	<b>-173,990.91</b>	<b>147,775.09</b>	<b>205,000.00</b>	<b>-57,224.91</b>
<b>Total Expense</b>	<b>31,009.09</b>	<b>205,000.00</b>	<b>-173,990.91</b>	<b>147,775.09</b>	<b>205,000.00</b>	<b>-57,224.91</b>
<b>Fund Surplus or -Deficit</b>	<b>-21,997.66</b>	<b>-195,951.50</b>	<b>173,953.84</b>	<b>-11,627.43</b>	<b>-68,806.00</b>	<b>57,178.57</b>
<b>Beginning Fund Balance 10-1-10</b>				120,008.91		
<b>Transfer from Operating Fund</b>				5,000.00		
<b>Ending Fund Balance 9-30-11</b>				<b>113,381.48</b>		