

September 2012 Summary

	MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY DELTA	YTD ACTUAL	YTD BUDGET	YTD DELTA TO BUDGET
REGULAR ASSESSMENT	\$ 140,081.65	\$ 138,741.00	\$ 1,340.65	\$ 1,261,956.91	\$ 1,248,669.00	\$ 13,287.91
SPECIAL ASSESSMENT	\$ 46,549.78	\$ 51,500.00	\$ (4,950.22)	\$ 438,625.09	\$ 463,500.00	\$ (24,874.91)
OTHER INCOME	\$ 4,600.80	\$ 6,429.00	\$ (1,828.20)	\$ 61,410.13	\$ 57,861.00	\$ 3,549.13
TOTAL	\$ 191,232.23	\$ 196,670.00	\$ (5,437.77)	\$ 1,761,992.13	\$ 1,770,030.00	\$ (8,037.87)
OPERATIONAL INCOME (REG ASSESSMENT + OTHER INCOME)	\$ 144,682.45	\$ 145,170.00	\$ (487.55)	\$ 1,323,367.04	\$ 1,306,530.00	\$ 16,837.04
OPERATIONAL EXPENSES	\$ 131,952.20	\$ 126,129.00	\$ 5,823.20	\$ 831,550.90	\$ 868,527.00	\$ (36,976.10)
Monthly Water Budget was adjusted to reflect 2 monthly billing. Water is over 28.3K Y Lighting is over YTD by 8.6K, budget was zero						
RESERVE CONTRIBUTION (w/o S.A)	\$ 48,667.00	\$ 48,667.00	\$ -	\$876,628.09	\$901,503.00	\$ (24,874.91)
Note:				Reserve Budget is based \$48,667 per month due this year, plus, \$283,248 past due from last year (now paid up) and \$240K borrowed from Capital reserves to do the gas line envelope work. Pay back from Special Assessment from Jan to December, creates excess by year end of approx \$69k		
ASSETS				with \$500k	without \$500k	
CHECKING ACCT (Union Bank Operational)				\$121,823.24	\$121,823.24	
CAPITAL RESERVE ACCT (Union and Mutual)				\$484,432.62	\$484,432.62	
LESS CHECKS NOT RELEASED				\$0.00	\$0.00	
STILL DUE TO COLLECT FROM SPECIAL ASSESSMENT				\$179,374.90	\$179,374.90	
AVAILABLE FROM LINE OF CREDIT				\$525,112.50	\$0.00	
TOTAL ASSETS				\$1,310,743.26	\$785,630.76	
LIABILITIES						
LIABILITY FOR \$6 MILLION LOAN (approx \$38k/month from Capital Reserve contribution)				(\$5,872,019.15)	(\$5,872,019.15)	(20 yr term)
LIABILITY ON \$1.5 MILLION LINE OF CREDIT (approx \$10k when P&I, and \$5.7K now)				(\$1,019,887.53)	(\$1,019,887.53)	(19 yr P/I Term)
TOTAL LIABILITIES				(\$6,891,906.68)	(\$6,891,906.68)	
CURRENT ASSETS/LIABILITIES				(\$5,581,163.42)	(\$6,106,275.92)	
Past Due on Regular Aesements going back 5 years is approx \$82.4k Past Due on the \$6,180,000 Special Assessment is approx \$6.6k, and current assesmen Approx \$525K of the new \$1.545 Million line of credit is available with Mutual Of Oma						