

Balance Sheet (^Cash)
Shadow Lake Condominiums (9636)
For the Period Dec 2011

		ASSETS	Total
Cash - Operations			
110100.0000	Cash - Operating Acct	36,719.79	
	Total Cash For Operations		<u>36,719.79</u>
Cash for Reserves			
112001.0000	Cash - Reserve Acct	238,273.48	
113300.0000	Reserve C D - Union Savings	125,015.52	
113320.0000	Reserve C D - Northside	95,273.82	
113550.0000	Reserve C D - Heritage	101,608.63	
113565.0000	Reserve CD - Community Bank	102,818.82	
113650.0000	Reserve CD - Other	94,465.08	
	Total Cash For Reserves		<u>757,457.35</u>
	Total Current Assets		<u>794,177.14</u>
Fixed Assets			
250200.0000	Land / Bldg Improvements	8,905.00	
250455.0000	Pool Furniture	426.92	
250600.0000	Equipment	6,462.35	
251050.0000	Furniture & Fixtures	11,477.06	
	Total Gross Fixed Assets		<u>27,271.33</u>
Reserve For Depreciation			
260200.0000	A/D - Land / Bldg Improvements	(1,769.61)	
260455.0000	A/D - Pool Furniture	(190.97)	
260600.0000	A/D - Equipment	(1,628.26)	
261050.0000	A/D - Furn & Fix	(4,555.25)	
	Total Reserve for Depreciation		<u>(8,144.09)</u>
	Net Fixed Assets		<u>19,127.24</u>
Total Assets			<u>813,304.38</u>
		LIABILITIES	
		EQUITY	
	Owners Equity	52,437.93	
	Current Year Flow/Drain	3,409.10	
	Replacement Reserve Prior Years	646,968.66	
	Replacement Reserve Current Year	110,488.69	
	Total Equity		<u>813,304.38</u>
Total Liabilities and Owners Equity			<u>813,304.38</u>

**Shadow Lake
(Split) Balance Sheet
12 -31 - 2011**

Special Note- The Balance Sheet contains a mixture of all accounts pertaining to the Operations (annual items) accounts and the Reserve Fund (long term) accounts. It may be easier to understand / evaluate the Balance Sheet by dividing the accounts into two separate components. One component is for those items related to the Operations Accounts; the other component is for those items related to the Reserve Fund Accounts. All figures are taken from the Balance Sheet listed on the reverse side of this report.

Operations Accounts

Cash for Operations	36,719.79
Net Fixed Assets	<u>19,127.24</u>
Total Assets	55,847.03

Reserve Fund Accounts

Cash for Reserves	<u>757,457.35</u>
Total Reserve Assets	757,457.35

Equity

Owners Equity	52,437.93
Current Year Flow/(Drain)	<u>3,409.10</u>
Total Equity	55,847.03

Equity

Replacement Res. Prior Years	646,968.66
Repl. Reserves Current Year	<u>110,488.69</u>
Total Equity	757,457.35

Shadow Lake Condo Association

	2011 Budget	2011 Income Statement	2012 Budget
INCOME			
Monthly Fees	471,240.00	470,153.22	487,560.00
Insurance Loss Reim.		5,077.85	
Net Prep & Delinq.		1,064.88	
Late & Bad Checks		375.00	
Clubhouse Rental Inc	1700	1,070.00	1,700.00
Cable / Satellite Fee	<u>4200</u>	<u>4,834.86</u>	<u>4,200.00</u>
Total	477,140.00	482,575.81	493,460.00
EXPENSES			
Electric	3,100.00	2,306.20	2,800.00
Water & Sanitation	81,000.00	88,167.84	92,895.00
Sanitation Surcharge	7,500.00	3,820.68	5,100.00
Snow Removal	19,000.00	13,114.56	20,325.00
Pool Maintenance	7,500.00	7,073.37	8,000.00
Pool Supplies	2,100.00	1,169.87	1,500.00
General Maintenance	10,542.00	10,749.24	11,000.00
Maint. Tech. Payroll	17,000.00	18,894.63	18,800.00
Extermination	500.00	0.00	500.00
Clubhouse Cleaning	1,600.00	1,560.00	1,560.00
Clubhouse Maintenance	1,400.00	802.12	1,200.00
Clubhouse Phone	1,100.00	1,070.01	1,100.00
Lake Maint. & Chem.	2,195.00	1,195.04	1,400.00
Landscape Misc.	14,000.00	14,532.61	13,000.00
Ground Maintenance	81,442.00	81,842.00	81,442.00
Sprinkler Repair Ser.	1,200.00	1,060.74	1,200.00
Legal	1,400.00	1,523.00	1,400.00
Auditing & Acct. Fees	3,100.00	2,400.00	2,400.00
Adm. Exp. Totals	5,400.00	5,548.52	4,500.00
Bad Debt		387.00	0.00
Management Fees	32,197.00	32,196.00	33,355.00
Federal Income Tax	2,700.00	0.00	2,700.00
Other Taxes, License	1,600.00	486.00	1,600.00
Insurance	40,354.00	40,354.00	40,354.00
Reserve Fund Items	<u>139,210.00</u>	139,212.00	123,229.00
Add. Repl. Res. Fund		2,802.00	
Painting Building			<u>22,100.00</u>
Insurance Claims		<u>6,899.28</u>	
Total	477,140.00	479,166.71	493,460.00
Net Oper. Flow/(Drain n		3,409.10	

<i>S.L. Comparative Inc. Statement</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>
Revenues					
Association Fee Income	\$405,340.92	\$421,379.00	\$434,579.00	\$452,592.00	\$470,153.22
Insurance Loss Reimbursement			\$26,633.94		\$5,077.85
Net Prepaid and Delinq.	(\$132.40)	(\$328.60)	\$643.00	(\$986.78)	\$1,064.88
Miscellaneous Income	\$3,831.10	\$40.00	\$50.00		
Cable/Sattelite fee income		\$4,401.55	\$4,580.80	\$4,964.25	\$4,834.86
Late Charges			\$300.00	\$575.00	\$375.00
Bad Check Charge	\$25.00				
Recreation / Clubhouse Income	\$1,587.50	\$1,377.76	\$940.09	\$1,335.00	\$1,070.00
Carryover income	\$15,755.68	\$0.00	\$0.00		
Total Revenues	\$426,407.80	\$426,869.71	\$467,726.83	\$458,479.47	\$482,575.81
Expenses					
Electric	\$2,350.75	\$2,839.58	\$2,729.68	\$2,278.29	\$2,306.20
Water	\$67,433.38	\$69,923.70	\$74,347.02	\$80,008.81	\$88,167.84
Storm Water Mge.	\$2,403.43	\$7,446.64	\$5,112.80	\$5,073.36	\$3,820.68
Snow Removal	\$11,434.10	\$16,176.00	\$9,172.00	\$31,944.00	\$13,114.56
Pool Maintenance	\$5,319.92	\$7,229.11	\$7,170.42	\$8,157.55	\$7,073.37
Pool Supplies	\$927.92	\$1,543.74	\$898.32	\$1,527.28	\$1,169.87
General Maintenance	\$2,124.09	\$3,081.84	\$5,009.03	\$10,291.10	\$10,749.24
Extermination	\$95.00	\$415.00	\$145.00	\$0.00	\$0.00
Clubhouse Cleaning	\$1,510.00	\$1,560.00	\$1,560.00	\$1,560.00	\$1,560.00
Clubhouse Maintenance	\$1,395.29	\$629.31	\$778.97	\$974.78	\$802.12
Clubhouse Co-ordinator	\$700.00				
Clubhouse Telephone	\$915.65	\$906.96	\$925.41	\$949.18	\$1,070.01
Lake Maint. & Chemicals	\$1,450.00	\$1,451.71	\$1,300.00	\$1,195.04	\$1,195.04
Landscape Miscellaneous	\$2,758.33	\$18,168.55	\$19,520.53	\$16,149.68	\$14,532.61
Tree Service	\$7,960.00	\$711.60			
Service Technician Payroll	\$11,521.90	\$14,554.88	\$21,985.70	\$19,306.16	\$18,894.63
Ground Maintenance	\$82,498.84	\$82,265.00	\$82,265.00	\$81,442.00	\$81,842.00
Sprinkler Service/Repair	\$103.52	\$806.75	\$1,323.65	\$1,013.09	\$1,060.74
Legal	\$1,231.00	\$202.00	\$2,167.00	\$609.50	\$1,523.00
Auditing & Accounting Fees	\$550.00	\$1,700.00	\$2,400.00	\$2,400.00	\$2,400.00
Misc. Administrative Exp.	\$7,022.30	\$4,784.57	\$5,887.07	\$5,631.01	\$5,548.52
Bad Debt Expense	\$4,074.92				\$387.00
Management Fees	\$29,274.00	\$29,274.00	\$30,498.00	\$31,560.00	\$32,196.00
Federal Income Tax			(\$1,094.00)	\$5,000.00	\$0.00
Taxes, License, Permits	\$1,180.00	\$1,528.00	\$1,462.00	\$501.00	\$486.00
Insurance	\$47,305.50	\$49,221.46	\$30,438.86	\$39,504.02	\$40,354.00
Reserve Funding	\$106,596.00	\$108,708.00	\$118,896.00	\$107,508.30	\$139,212.00
Insurance Claims		\$29,247.98			\$6,899.28
Replacement Reserve Funds	\$5,417.00		\$26,100.00		\$2,802.00
Res. Fund of Operations		(\$25,517.00)			
Cash Items Prior Year		\$2,817.75		\$2,415.65	
Contingency	\$9,773.92	\$0.00	\$0.00		
Total Expenses	\$415,326.76	\$431,677.13	\$450,998.46	\$456,999.80	\$479,166.71
Net Profit (Loss)	\$ 11,081.04	\$ (4,807.42)	\$ 16,728.37	\$1,479.67	\$3,409.10

Replacement Reserve Summary Report
 Shadow Lake Condominiums (9636)

Books = ^Cash

For the period ending December 31, 2011

Account	Account #	Last Year Ending Balance	Prior Month Balance	Current Month Receipts	Current Month Expenses	Current Month Balance	YTD Expenses
Clubhouse Parking Area-Sealcoat	870000.0182	0.00	0.00	0.00	(13,350.00)	(13,350.00) ✓	(13,350.00)
Concrete Repairs	870000.0205	0.00	(12,650.00)	0.00	(724.00)	(13,374.00) ✓	(13,374.00)
General Fund Income	870000.0336	646,968.66	777,381.66	11,601.00	0.00	788,982.66	0.00
Painting	870000.0465	0.00	(23,212.54)	0.00	0.00	(23,212.54) ✓	(23,212.54)
Pool Equipment	870000.0540	0.00	0.00	0.00	(1,400.00)	(1,400.00) ✓	(1,400.00)
Sidewalk & Steps	870000.0545	0.00	(6,750.00)	0.00	0.00	(6,750.00) ✓	(6,750.00)
Special Assessment	870000.0690	0.00	18,370.00	0.00	0.00	18,370.00	0.00
Reserve Account Bank Fees	870000.0985	0.00	(1.15)	0.00	(0.07)	(1.22)	(1.22)
Sub-Total:		646,968.66	753,137.97	11,601.00	(15,474.07)	749,264.90	(58,087.76)
Interest Current Yr	870000.0995	0.00	8,170.29	22.16	0.00	8,192.45	0.00
Grand Total:		646,968.66	761,308.26	11,623.16	(15,474.07)	757,457.35	(58,087.76)

Shadow Lake**Reserve Fund Activity 2011****Reserve Fund Expenditures 2011**

Mechanical Eq.-Pool Valve	1,400.00
Painting	23,213.76
Concrete Drives/Parking Pads	13,374.00
Concrete Sidewalk by Lake	6,750.00
Hillside Drainage by Clubhouse	<u>13,350.00</u>
Total Expenditures	58,087.76

Net Increase in Reserve Fund 2011

Total Allocations	168,576.45
Total Expenditures	<u>58,087.76</u>
Net Increase	110,488.69

Allocations to Reserve Fund 2011

Budgeted Allocation	139,212.00
Assessment	18,370.00
Interest	8,192.45
Transfer from Operations	<u>2,802.00</u>
Total Allocations	168,576.45

Individual Account Balances 12-31-11**Exterior Building Elements**

Balconies	185,007.31
Gutters and Downspouts	45,127.96
Paint Finishes	16,969.00
Roofs, Asphalt/chimney	314,970.78
Walls, bricks	6,912.56
Walls, vinyl siding	74,396.55

Clubhouse Elements

Asphalt Pavement	11,315.13
Exercise Equipment	11,952.36
HVAC Split System	(-3,551.72)
Interior Renovations	(-3,751.62)
Restrooms, Renovations	4,134.59
Roof, Asphalt Shingles	2,194.28
Windows & Doors	4,133.86

Property Site Elements

Concrete Drives, Parking	6,234.90
Concrete Patios	9,751.40
Concrete Sidewalks	6,885.70
Concrete Stoops	6,519.17
Irrigation System	(-2,488.77)
Lake, Dredging	45,503.65
Retaining Walls, Masonry	18,761.37

Pool Elements

Concrete Deck-Rep/Repl.	3,994.28
Fence, Aluminum	(-5,189.45)
Furniture	4,566.00
Mechanical Equipment	1,179.46
Plaster, Finish-Rep/Repl.	(-3,877.74)
Other (Reserve Study)	<u>(-4194.28)</u>
Total	757,457.35

Special Notes

1.- Based on a recommendation from our auditors, the "Painting" account is being shifted from the Reserve Fund to the Operations Budget. All necessary allocations to cover this annual expense will be transferred accordingly. The reason for the change is that "Painting" is an annual expense and not a periodic expense, and therefore should be listed in the Operations Budget.

2.- The leftover balance in the Painting account in the Reserve Fund is being used to offset the cost of the drainage system installed by the Clubhouse. There was no specific accounts in the Reserve Fund to cover this particular item.

3.- Any additional leftover amount in Painting will be used to cover overages in Painting as we complete the five year painting cycle.

4.- We have adjusted our Paint Schedule to allow for an equal number of units (34) to be painted each year. This will go into effect in 2014 and will be easier to budget for in Operations.