

Frank Residential Annual Financial Statements

Verrado Community Association  
Special Service Area - Income/Expense Detail

	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>TOTAL</u>	<u>SURPLUS</u> <u>/(DEFIET)</u>
<b>BUDGETS</b>														
<i>For Year End 12/31/12</i>														
<b>Income</b>	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	\$ 62,220.00	
<b>Expense</b>														
Annual Plant Replacmnt	-	-	-	800.00	500.00	-	-	-	-	-	700.00	-	\$ 2,000.00	
Administration Fee	91.50	91.50	91.50	91.50	91.50	91.50	91.50	91.50	91.50	91.50	91.50	91.50	\$ 1,098.00	
Central Control	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	
Electric - Landscape	120.00	120.00	120.00	110.00	110.00	100.00	100.00	100.00	100.00	110.00	120.00	120.00	\$ 1,330.00	
Irrigation System	100.00	100.00	200.00	200.00	200.00	250.00	250.00	200.00	200.00	200.00	150.00	100.00	\$ 2,150.00	
Landscape Maintenance	2,260.00	2,260.00	2,260.00	2,260.00	2,260.00	2,260.00	2,260.00	2,260.00	2,260.00	2,260.00	2,260.00	2,260.00	\$ 27,120.00	
Pest Control	-	-	175.00	-	-	-	-	175.00	-	-	-	-	\$ 350.00	
Trash Removal	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	
Tree Maintenance	-	-	-	1,000.00	-	-	-	200.00	-	-	500.00	-	\$ 1,700.00	
Tree Removal	-	-	260.00	-	-	-	-	260.00	-	-	260.00	-	\$ 780.00	
Turf Maintenance	-	-	-	500.00	-	-	-	-	-	4,000.00	-	-	\$ 4,500.00	
Water - Landscaping	800.00	600.00	700.00	900.00	900.00	1,100.00	1,800.00	1,800.00	1,800.00	1,800.00	1,500.00	1,500.00	\$ 15,200.00	
	3,371.50	3,171.50	3,806.50	5,861.50	4,061.50	3,801.50	4,501.50	5,086.50	4,451.50	8,461.50	5,581.50	4,071.50	\$ 56,228.00	
<b>Net</b>	1,813.50	2,013.50	1,378.50	(676.50)	1,123.50	1,383.50	683.50	98.50	733.50	(3,276.50)	(396.50)	1,113.50	\$ 5,992.00	\$ (731.10)
<b>ACTUALS</b>														
<i>For Year End 12/31/11</i>														
<b>Income</b>	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	5,185.00	\$ 62,220.00	
<b>Expense</b>														
Annual Plant Replacmnt	-	-	1,193.50	-	-	-	-	-	-	-	700.00	-	\$ 1,893.50	
Administration Fee	91.50	91.50	91.50	-	-	274.50	-	183.00	-	183.00	91.50	91.50	\$ 1,098.00	
Central Control	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	
Electric - Landscape	114.16	112.62	117.48	-	207.20	107.09	111.43	104.05	121.52	106.60	120.00	120.00	\$ 1,342.15	
Irrigation System	-	212.00	81.00	-	-	1,898.00	-	-	-	-	150.00	100.00	\$ 2,441.00	
Landscape Maintenance	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,776.48	2,260.00	2,260.00	2,260.00	2,260.00	2,260.00	2,260.00	\$ 29,836.48	
Pest Control	-	-	-	-	185.00	-	-	-	-	-	-	-	\$ 185.00	
Trash Removal	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	
Tree Maintenance	-	-	-	-	1,315.00	-	-	-	-	-	500.00	-	\$ 1,815.00	
Tree Removal	334.00	-	-	-	-	-	-	-	-	-	260.00	-	\$ 594.00	
Turf Maintenance	-	-	-	-	-	-	400.00	-	-	-	4,000.00	-	\$ 4,400.00	
Water - Landscaping	483.23	798.20	611.29	1,056.00	1,241.11	1,193.42	1,623.86	1,982.15	2,401.09	2,753.35	1,500.00	1,500.00	\$ 17,143.70	
	3,722.89	3,914.32	4,794.77	3,756.00	5,648.31	6,249.49	4,395.29	4,529.20	4,782.61	5,302.95	9,581.50	4,071.50	\$ 60,748.83	
<b>Net</b>	1,462.11	1,270.68	390.23	1,429.00	(463.31)	(1,064.49)	789.71	655.80	402.39	(117.95)	(4,396.50)	1,113.50	\$ 1,471.17	\$ (6,723.10)
<b>ACTUALS</b>														
<i>For Year End 12/31/10</i>														
<b>Income</b>	4,575.00	4,650.00	4,500.00	4,575.00	4,575.00	4,575.00	4,650.00	4,575.00	4,500.00	4,725.00	4,725.00	4,725.00	\$ 55,350.00	
<b>Expense</b>														
Annual Plant Replacmnt	-	-	517.50	-	-	-	-	-	-	-	-	767.50	\$ 1,285.00	

**\$85**

**\$85**

\* Specific Assessment assessed at a rate of \$150 per lot to help with the 2008 shortfall  
\*\* Frank Homes sent bill for our portion of the Frank Homes for past year

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Electric	112.00	115.77	114.54	100.43	105.41	109.06	101.46	103.27	107.84	106.70	118.00	128.48	\$ 1,322.96
Irrigation System	-	282.45	252.00	200.50	428.00	282.00	106.00	599.00	-	312.00	289.00	293.33	\$ 3,044.28
Contract Service	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	\$ 32,400.00
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Tree Maintenance	-	-	-	-	-	-	1,195.00	-	380.00	-	-	-	\$ 1,575.00
Tree Removal	-	-	-	-	190.00	-	-	-	-	-	-	95.00	\$ 285.00
Turf Maint	-	-	-	-	-	1,260.00	-	-	-	3,600.00	-	-	\$ 4,860.00
Water	940.96	514.43	289.67	1,319.35	910.64	1,433.70	1,439.38	1,370.72	1,198.12	1,408.11	1,195.96	1,982.37	\$ 14,003.41
	3,752.96	3,612.65	3,873.71	4,320.28	4,334.05	5,784.76	5,541.84	4,772.99	4,385.96	8,126.81	4,302.96	5,966.68	\$ 58,775.65
<b>Net</b>	<b>822.04</b>	<b>1,037.35</b>	<b>626.29</b>	<b>254.72</b>	<b>240.95</b>	<b>(1,209.76)</b>	<b>(891.84)</b>	<b>(197.99)</b>	<b>114.04</b>	<b>(3,401.81)</b>	<b>422.04</b>	<b>(1,241.68)</b>	<b>\$ (3,425.65)</b>

**\$75**

\$ (8,194.27)

**ACTUALS**

For Year End 12/31/09

<b>Income *</b>	3,965.00	<b>13,115.00</b>	3,965.00	3,965.00	3,965.00	3,965.00	3,965.00	3,965.00	3,965.00	3,965.00	3,965.00	3,965.00	\$ 56,730.00
<b>Expense</b>													
CONTRACT SERVICES	2,745.00	2,700.00	3,000.00	2,400.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	2,700.00	3,000.00	\$ 32,745.00
UTILITIES	999.46	596.44	450.00	206.06	1,023.18	395.06	1,193.95	1,577.86	1,357.83	1,880.91	1,440.73	400.00	\$ 11,521.48
PLANT & TREE						942.32					1,245.00		\$ 2,187.32
TURF MAINT						851.96					875.00		\$ 1,385.59
MISCELLANEOUS	197.82	-	72.77	223.00	-	379.00	-	208.00	-	106.00	199.00	-	\$ 1,385.59
	3,942.28	3,296.44	3,522.77	2,829.06	3,723.18	5,268.34	3,893.95	4,485.86	4,057.83	4,686.91	6,459.73	3,400.00	\$ 49,566.35
<b>Net</b>	<b>22.72</b>	<b>9,818.56</b>	<b>442.23</b>	<b>1,135.94</b>	<b>241.82</b>	<b>(1,303.34)</b>	<b>71.05</b>	<b>(520.86)</b>	<b>(92.83)</b>	<b>(721.91)</b>	<b>(2,494.73)</b>	<b>565.00</b>	<b>\$ 7,163.65</b>

**\$65**

\$ (4,768.62)

For Year End 12/31/08

<b>Income</b>	2,365.00	2,365.00	2,475.00	3,410.00	3,355.00	2,585.00	3,905.00	3,300.00	3,410.00	3,410.00	3,355.00	3,355.00	\$ 37,290.00
<b>Expense</b>													
CONTRACT SERVICES	1,280.00	-	1,280.00	1,280.00	4,247.50	5,890.00	409.00	2,945.00	2,745.00	6,255.00	2,945.00	6,130.00	\$ 35,406.50
UTILITIES **	31.60	73.62	59.50	679.04	84.94	10,907.63	171.87	287.86	184.54	187.00	146.97	251.35	\$ 13,065.92
PLANT REPLACEMENT										1,914.40		1,160.00	\$ 3,074.40
MISCELLANEOUS	-	-	-	75.44	-	-	-	-	-	-	-	298.29	\$ 373.73
	1,311.60	73.62	1,339.50	2,034.48	4,332.44	16,797.63	580.87	3,232.86	2,929.54	8,356.40	3,091.97	7,839.64	\$ 51,920.55
<b>Net</b>	<b>1,053.40</b>	<b>2,291.38</b>	<b>1,135.50</b>	<b>1,375.52</b>	<b>(977.44)</b>	<b>(14,212.63)</b>	<b>3,324.13</b>	<b>67.14</b>	<b>480.46</b>	<b>(4,946.40)</b>	<b>263.03</b>	<b>(4,484.64)</b>	<b>\$ (14,630.55)</b>

**\$65**

\$ (11,932.27)

For Year End 12/31/07

<b>Income</b>	1,980.00	2,045.86	2,035.00	2,035.00	2,365.00	2,200.00	2,368.62	2,310.00	2,310.00	2,310.00	2,310.00	2,365.00	\$ 26,634.48
<b>Expense</b>													
CONTRACT SERVICES	-	-	3,240.00	1,080.00	-	1,080.00	1,680.00	1,280.00	2,360.00	6,084.39	(1,280.00)	2,700.00	\$ 18,224.39
UTILITIES	82.02	602.09	540.41	581.09	776.76	886.61	1,035.51	1,236.41	1,288.61	120.33	117.36	108.52	\$ 7,375.72
PLANT REPLACEMENT													\$ -
MISCELLANEOUS	-	46.50	132.84	-	-	-	-	-	-	-	-	-	\$ 179.34
	82.02	648.59	3,913.25	1,661.09	776.76	1,966.61	2,715.51	2,516.41	3,648.61	6,204.72	(1,162.64)	2,808.52	\$ 25,779.45
<b>Net</b>	<b>1,897.98</b>	<b>1,397.27</b>	<b>(1,878.25)</b>	<b>373.91</b>	<b>1,588.24</b>	<b>233.39</b>	<b>(346.89)</b>	<b>(206.41)</b>	<b>(1,338.61)</b>	<b>(3,894.72)</b>	<b>3,472.64</b>	<b>(443.52)</b>	<b>\$ 855.03</b>

**\$65**

\$ 2,698.28

For Year End 12/31/06

<b>Income</b>	1,401.82	1,210.00	1,210.00	1,210.00	1,210.00	1,331.93	1,471.59	1,645.68	1,706.81	1,812.49	3,190.00	1,980.00	\$ 19,380.32
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<b>Expense</b>													
CONTRACT SERVICES	1,080.00	1,080.00	1,080.00	1,080.00	2,160.00	1,080.00	1,080.00	1,080.00	-	1,080.00	1,080.00	2,160.00	\$ 14,040.00
UTILITIES	-	68.03	38.90	330.61	929.49	70.16	97.88	78.40	102.65	1,550.10	667.57	1,250.68	\$ 5,184.47
PLANT REPLACEMENT	-	-	-	-	-	-	-	800.00	-	-	-	1,200.00	\$ 2,000.00
MISCELLANEOUS	-	-	-	-	39.60	-	26.00	-	-	-	-	-	\$ 65.60
<b>Net</b>	<b>1,080.00</b>	<b>1,148.03</b>	<b>1,118.90</b>	<b>1,410.61</b>	<b>3,129.09</b>	<b>1,150.16</b>	<b>1,203.88</b>	<b>1,958.40</b>	<b>102.65</b>	<b>2,630.10</b>	<b>1,747.57</b>	<b>4,610.68</b>	<b>\$ 21,290.07</b>
	<b>321.82</b>	<b>61.97</b>	<b>91.10</b>	<b>(200.61)</b>	<b>(1,919.09)</b>	<b>181.77</b>	<b>267.71</b>	<b>(312.72)</b>	<b>1,604.16</b>	<b>(817.61)</b>	<b>1,442.43</b>	<b>(2,630.68)</b>	<b>\$ (1,909.75)</b>

**\$65**

\$ 1,843.25

For Year End 12/31/05

<b>Income</b>	-	-	-	-	220.00	220.00	1,334.00	768.00	1,069.00	1,045.00	1,045.00	1,045.00	\$ 6,746.00
<b>Expense</b>													
CONTRACT SERVICES	-	-	-	-	-	-	-	-	-	-	-	2,993.00	\$ 2,993.00
UTILITIES	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
PLANT REPLACEMENT	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
MISCELLANEOUS	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
<b>Net</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,993.00</b>	<b>\$ 2,993.00</b>
	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>220.00</b>	<b>220.00</b>	<b>1,334.00</b>	<b>768.00</b>	<b>1,069.00</b>	<b>1,045.00</b>	<b>1,045.00</b>	<b>(1,948.00)</b>	<b>\$ 3,753.00</b>

\$ 3,753.00

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