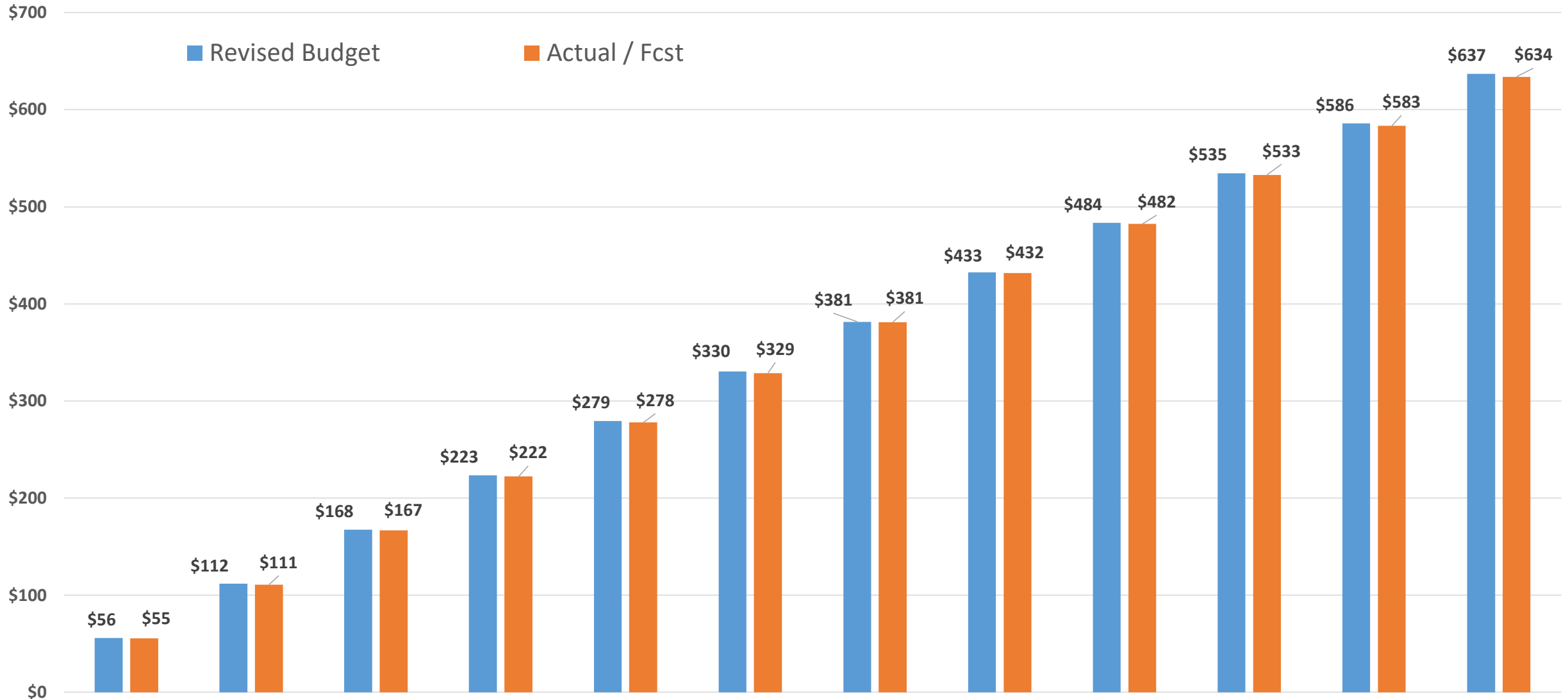


Feb 2018 Board Meeting Financials

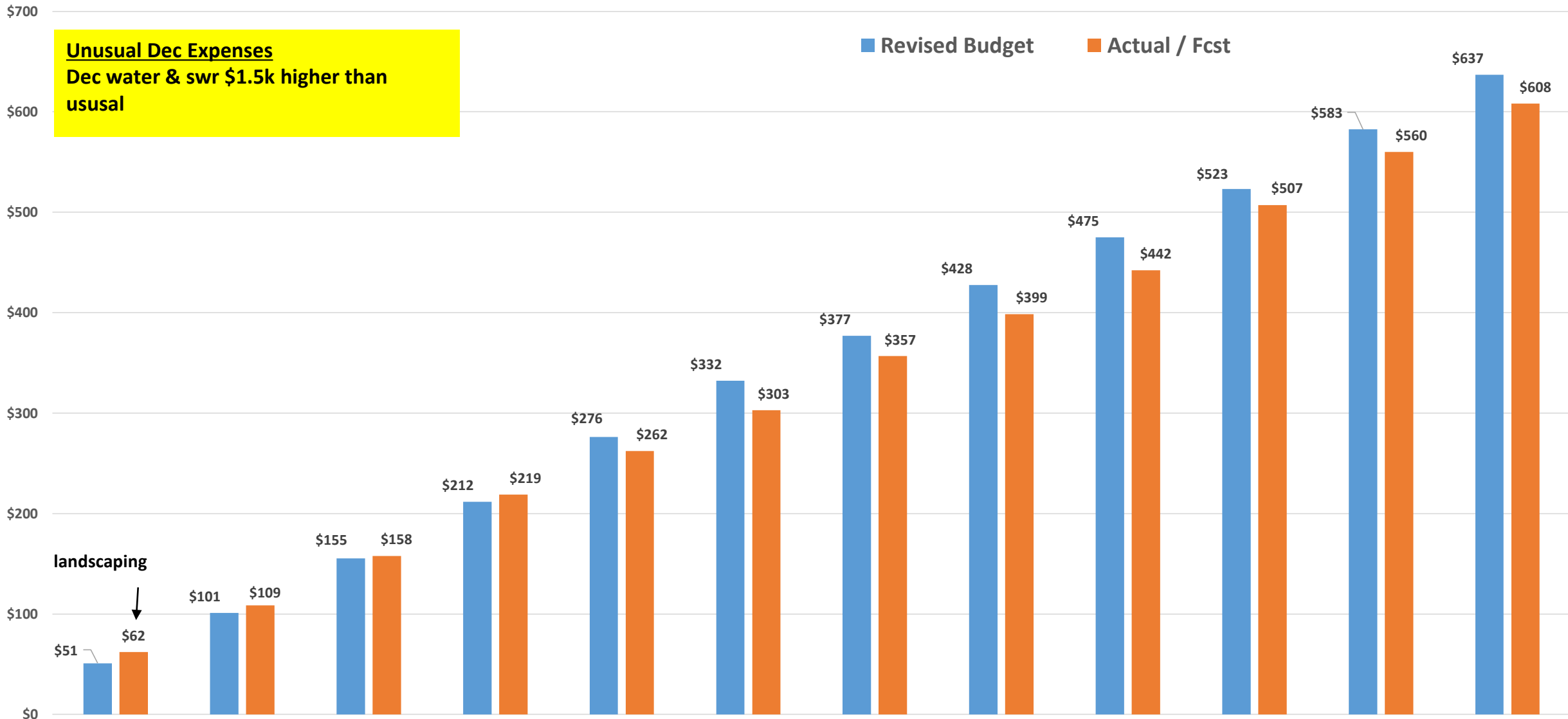
(actuals through Dec 2017)

2017 YTD Revenue Budget vs Actual



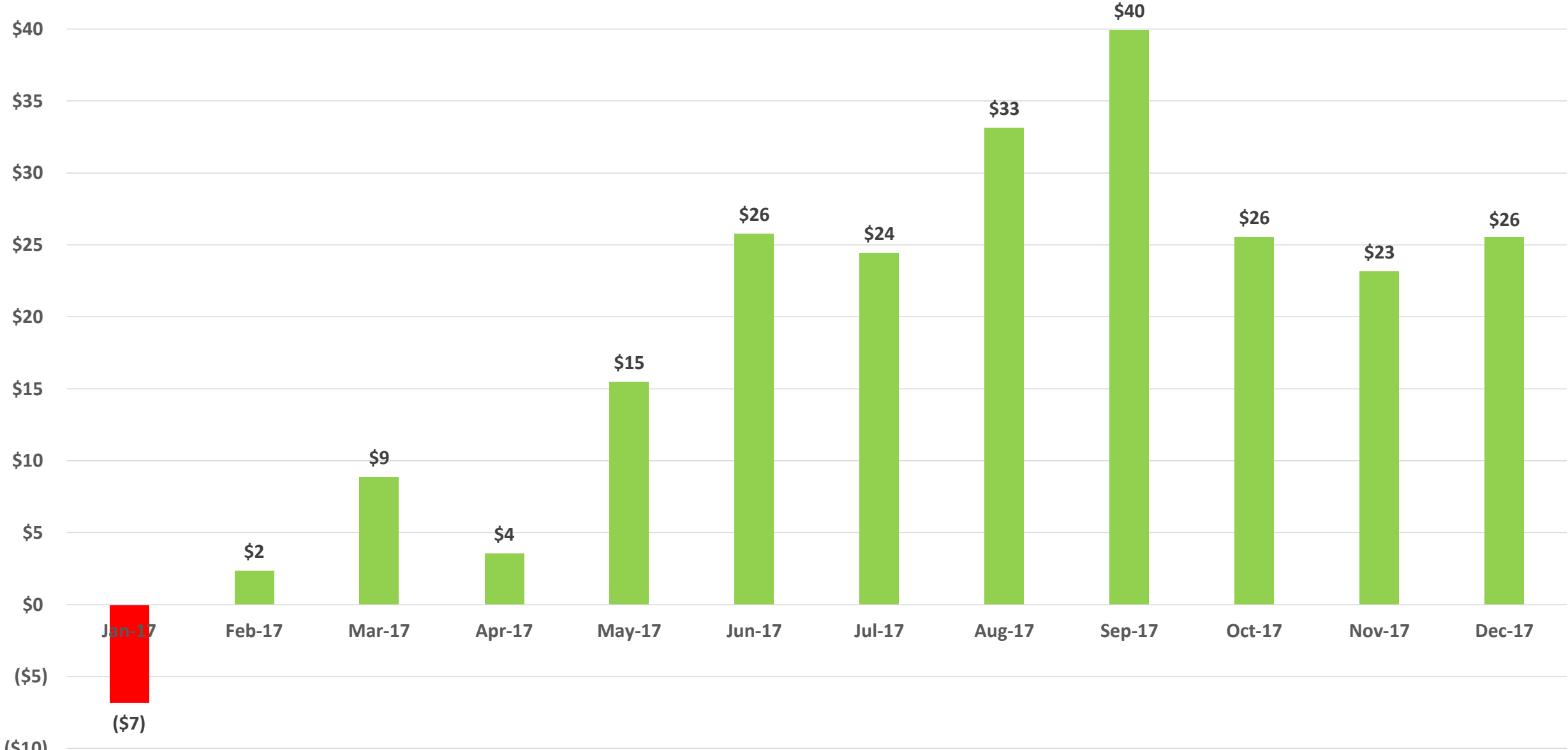
	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17
Revised Budget	\$56	\$112	\$168	\$223	\$279	\$330	\$381	\$433	\$484	\$535	\$586	\$637
Actual / Fcst	\$55	\$111	\$167	\$222	\$278	\$329	\$381	\$432	\$482	\$533	\$583	\$634

2017 YTD Expense Budget vs Actual



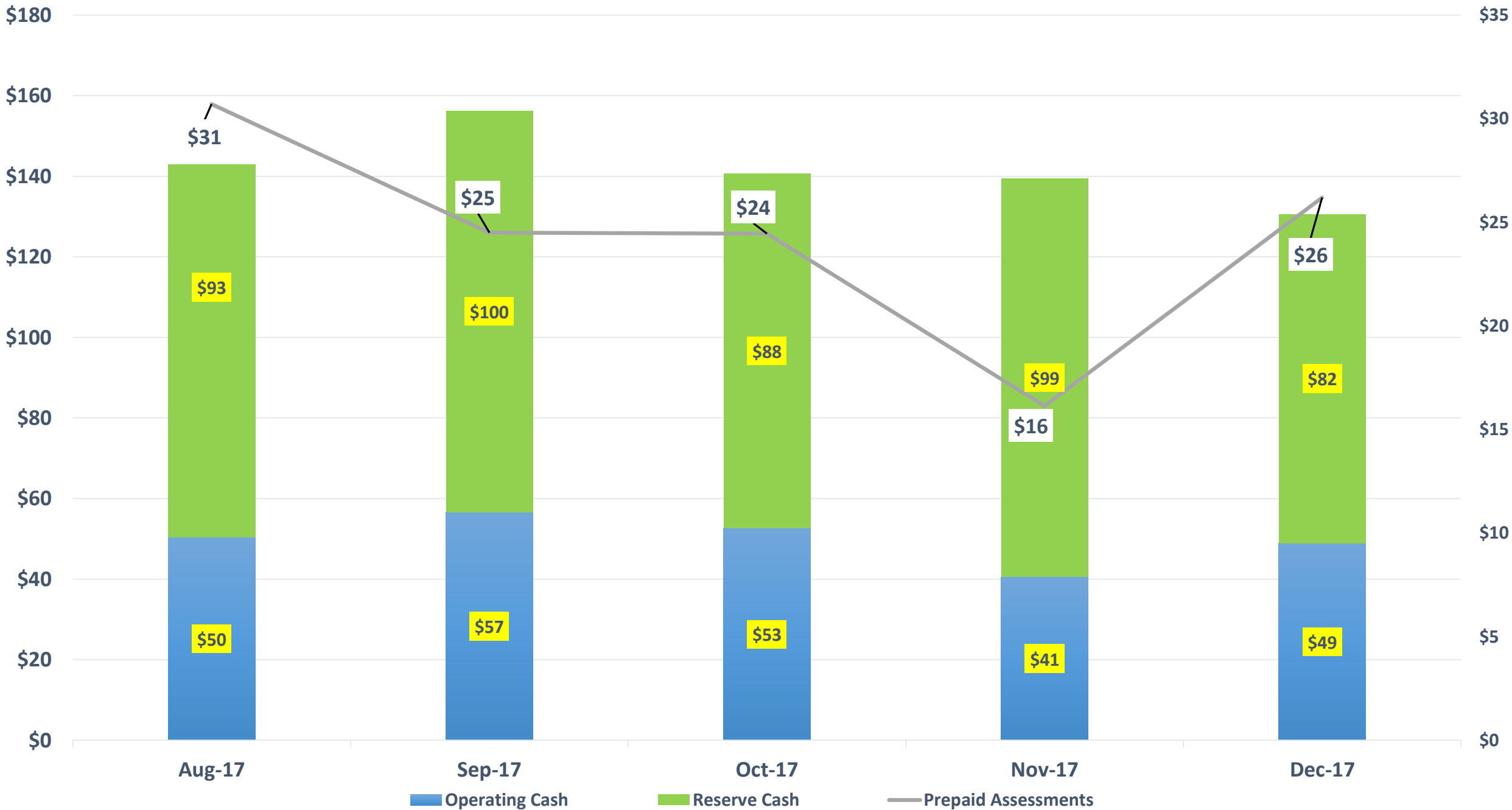
	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17
Revised Budget	\$51	\$101	\$155	\$212	\$276	\$332	\$377	\$428	\$475	\$523	\$583	\$637
Actual / Fcst	\$62	\$109	\$158	\$219	\$262	\$303	\$357	\$399	\$442	\$507	\$560	\$608

2017 YTD Net Income (Budget = \$0)



	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17
Actual / Fcst	(\$7)	\$2	\$9	\$4	\$15	\$26	\$24	\$33	\$40	\$26	\$23	\$26

Cash



2017 Budget vs Forecast

	Revised Budget	Actual	Variance	
Revenue	636,800	633,750	(3,050)	misc revenue items
Expenses				
Administrative	23,815	31,740	7,924	legal & supplies
Insurance	94,667	79,984	(14,684)	actual lower than original agent fcst, moved to contingency
Utilities	90,905	91,809	903	
Contracts	178,589	168,428	(10,161)	cable TV & mgmt services
Salaries & Benefits	16,757	25,947	9,190	increase in janitorial hours
Repairs & Maintenance	101,066	78,782	(22,284)	contingency and lower roof maintenance
Sub-total Expenses	505,800	476,688	(29,112)	
Reserve Transfers	131,000	131,514	514	reserve interest
Total Expenses	636,800	608,202	(28,598)	
Net Income/(Loss)	(0)	25,548	25,548	

Reserves thru December 2017	Approved 2017			
	Schedule	Actual	Forecast	Schedule vs Fcst
Doors - Unit & Common (Incl Garages)	\$ 70,000	\$ 48,515	\$ 48,515	\$ (21,485)
Dune Crossover	\$ 43,000	\$ 5,000	\$ 5,000	\$ (38,000)
Interior Renovations, Lobbies	\$ 20,000	\$ 15,932	\$ 15,932	\$ (4,068)
Balcony Repairs	\$ 15,000	\$ 50,860	\$ 50,860	\$ 35,860
Lobby exteriors	\$ 12,000	\$ 1,000	\$ 1,000	\$ (11,000)
Restroom Interiors	\$ 8,000		\$ -	\$ (8,000)
Lobby AC Units (two)	\$ 8,000	\$ 3,897	\$ 3,897	\$ (4,103)
Pool Heaters, Heat Pumps , Misc	\$ 7,200			\$ (7,200)
Flat Roof	\$ 5,000	\$ 116,140	\$ 116,140	\$ 111,140
Towers/Bldg Painting	\$ 0	\$ 47,743	\$ 47,743	\$ 47,743
Building 3 Elevator	\$ 0	\$ 48,246	\$ 48,246	\$ 48,246
Clubhouse Shutters	\$ 0	\$ 1,895	\$ 1,895	\$ 1,895
	\$ 188,200	\$ 339,229	\$ 339,229	\$ 151,029
	Begin	Contributions	Spending	End Plan
Approved 2017 Schedule	\$ 289,288	\$ 131,720	\$ 188,200	\$ 232,808
Actual	\$ 289,288	\$ 131,529	\$ 339,229	\$ 81,589