

SB BALANCE SHEET

For the 1 Months Ending January 31, 2013

Unaudited and Subject to Adjustments

	Account #	Current Period YTD	Prior Period YTD	Net Change
CURRENT ASSETS				
Bank - Operating-a/c 525881	1100	118.23	799.38	(681.15)
Bank - C.R.F.	1110	50,035.43	50,000.98	34.45
Bank - S/A-Doors/Windows	1111	4,712.88	4,710.83	2.05
Bank - Special Levy	1113	12.01	12.00	.01
Prepaid Insurance	1210	23,339.20	25,673.12	(2,333.92)
Accounts Receivable	1300	154,439.39	153,251.25	1,188.14
Insurance Claims	1397	(1,463.27)	882.86	(2,346.13)
TOTAL CURRENT ASSETS		231,193.87	235,330.42	(4,136.55)
FIXED ASSETS				
TOTAL ASSETS		231,193.87	235,330.42	(4,136.55)
LIABILITIES				
Accounts Payable	3030	0.00	15,443.64	(15,443.64)
CRF Loan to OP A/C	3057	1,000.00	1,000.00	0.00
TOTAL LIABILITIES		1,000.00	16,443.64	(15,443.64)
OWNERS' EQUITY				
Contingency Reserve	4110	46,777.89	46,777.89	0.00
CRF Interest	4116	4,257.54	4,223.09	34.45
CRF Loan to OP A/C	4117	(1,000.00)	(1,000.00)	0.00
Accum. Surplus(Loss)	4300	14,111.74	14,111.74	0.00
Net Income (Loss)		11,815.84	0.00	11,815.84
Net Special Assessment		154,230.86	154,774.06	(543.20)
TOTAL EQUITY		230,193.87	218,886.78	11,307.09
TOTAL LIABILITIES & EQUITY		231,193.87	235,330.42	(4,136.55)

0294 Grace Estates VR 1680
0290 TL INCOME STATEMENT
For the 1 Months Ending January 31, 2013
Unaudited and subject to adjustments

Budget Comparison to Original Budget

Account #	C U R R E N T M O N T H			Y E A R T O D A T E			
	Actual	Budget	Variance \$	Actual	Budget	Variance \$	Annual Budget
INCOME							
Interest	30.97	0.00	30.97	30.97	0.00	30.97	0.00
Maintenance Fees	16,720.77	0.00	16,720.77	16,720.77	0.00	16,720.77	0.00
Other Income	.13	0.00	.13	.13	0.00	.13	0.00
TOTAL INCOME	16,751.87	0.00	16,751.87	16,751.87	0.00	16,751.87	0.00
ADMINISTRATIVE EXPENSES							
Insurance	2,333.92	0.00	(2,333.92)	2,333.92	0.00	(2,333.92)	0.00
Management Fees	1,227.16	0.00	(1,227.16)	1,227.16	0.00	(1,227.16)	0.00
Strata Post/Copies	145.19	0.00	(145.19)	145.19	0.00	(145.19)	0.00
TOTAL ADMINISTRATIVE EXPENSES	3,706.27	0.00	(3,706.27)	3,706.27	0.00	(3,706.27)	0.00
BUILDING EXPENSE							
Janitorial Service and Supplies	610.40	0.00	(610.40)	610.40	0.00	(610.40)	0.00
Elevator	328.16	0.00	(328.16)	328.16	0.00	(328.16)	0.00
R & M - Drains	291.20	0.00	(291.20)	291.20	0.00	(291.20)	0.00
TOTAL BLDG.EXPENSE	1,229.76	0.00	(1,229.76)	1,229.76	0.00	(1,229.76)	0.00
GOODS EXPENSE							
UTILITIES EXPENSE							
TOTAL EXPENSES	4,936.03	0.00	(4,936.03)	4,936.03	0.00	(4,936.03)	0.00
GROSS INCOME(LOSS)	11,815.84	0.00	11,815.84	11,815.84	0.00	11,815.84	0.00
LESS RESERVES							
NET INCOME (LOSS)	11,815.84	0.00	11,815.84	11,815.84	0.00	11,815.84	0.00

RS STATEMENT OF RESERVES

For the 1 Months Ending January 31, 2013

Unaudited and subject to adjustments

	Account #	Current Period YTD	Prior Period YTD	Net Change
ASSETS				
Bank - C.R.F.	1110	50,035.43	50,000.98	34.45
TOTAL ACTUAL RESERVES		50,035.43	50,000.98	34.45
OWNERS EQUITY				
Contingency Reserve	4110	46,777.89	46,777.89	0.00
CRF Interest	4116	4,257.54	4,223.09	34.45
CRF Loan to OP A/C	4117	(1,000.00)	(1,000.00)	0.00
TOTAL ALLOCATED RESERVES		50,035.43	50,000.98	34.45

0294 Grace Estates VR 1680
S5 SPECIAL ASSESSMENT FUND
For the 1 Months Ending January 31, 2013
Unaudited and subject to adjustments

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	Account #	Current Period YTD	Prior Period YTD	Net Change
SPECIAL ASSESSMENTS				
S/A - Doors/Windows	5491	121,156.07	121,156.07	0.00
S/A - Doors/Windows Expenses	6491	(116,449.10)	(116,449.10)	0.00
Net Special Assessment #1		4,706.97	4,706.97	0.00
S/A - Painting/Walkways -2012	5492	99,103.92	99,103.92	0.00
Operating Funds 2012	5492.01	15,689.00	15,689.00	0.00
Painting Repairs - 2012	6492.01	(16,520.00)	(16,520.00)	0.00
Exterior Painting 2012	6492.02	(53,605.89)	(53,605.89)	0.00
Membranes & Railings 2012	6492.03	(56,014.66)	(55,471.46)	(543.20)
Net Special Assessment #2		(11,347.63)	(10,804.43)	(543.20)
S/A- Painting/Walkways -2013	5493	117,419.94	117,419.94	0.00
Net Special Assessment #3		117,419.94	117,419.94	0.00
S/A - Painting/Walkways -2014	5494	43,451.58	43,451.58	0.00
Net Special Assessment #4		43,451.58	43,451.58	0.00
NET SPECIAL ASSESSMENTS		154,230.86	154,774.06	(543.20)