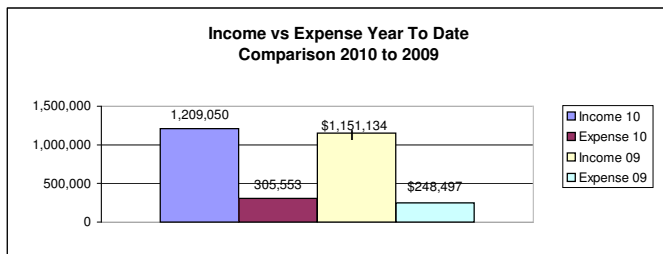


3/3/10 Lago Vista Property Association February Income, Expense, Cash Flow & Loan Payment Summary Report Cash Basis					
INCOME	February 10 BUDGET	February 10 ACT.	2010 YTD BUDGET	2010 YTD ACT.	2010 BUDGET
Annual Assessment Fees	209,700	173,362	724,700	1,061,899	1,260,375
Late Fees	3,400	7,975	3,400	7,975	40,000
Prior year Fees/Interest	592	3,314	1,183	47,666	7,100
Collection Income	6,820	1,025	13,640	9,254	81,840
Assessment Refunds	0	-565	0	-1,215	0
<b>SUBTOTAL</b>	220,512	185,110	742,923	1,125,579	1,389,315
Marina Revenue	0	1,885	59,250	62,773	237,000
Late Fees	0	290	0	531	0
Access Card	450	220	900	435	5,400
<b>SUBTOTAL</b>	450	2,395	60,150	63,739	242,400
Miscellaneous Revenue	546	970	1,392	1,720	7,750
Campground	0	175	0	275	6,000
Resale Certificates	1,175	1,100	2,350	1,925	14,100
Transfer Fees	7,500	6,960	15,000	13,560	90,000
Social Club Membership	600	75	1,200	510	1,200
Facilities Fees	1,250	1,150	2,500	1,450	16,800
<b>SUBTOTAL</b>	11,071	10,430	22,442	19,440	135,850
Interest/Investment Revenue	500	292	1,000	293	6,000
Other Revenue	0	0	0	0	0
<b>SUBTOTAL</b>	500	292	1,000	293	6,000
<b>TOTAL INCOME</b>	<b>232,533</b>	<b>198,228</b>	<b>826,515</b>	<b>1,209,050</b>	<b>1,773,565</b>
EXPENSES	February 10 BUDGET	February 10 ACT.	2010 YTD BUDGET	2010 YTD ACT.	2010 BUDGET
<b>OPERATIONAL EXPENSES</b>					
ACTIVITY CENTER	4,901	5,127	9,803	9,538	58,817
ADMINISTRATION	18,715	16,759	37,430	33,379	226,578
BAR-K	4,645	2,484	9,289	4,571	55,737
CORPORATE	22,508	13,834	49,817	33,507	397,127
MARINA	7,355	22,611	14,710	29,167	129,521
PARKS	12,587	8,730	25,173	20,857	199,553
K-OAKS	7,670	7,134	15,340	14,637	92,437
Park Ranger	14,568	8,419	26,818	17,553	160,360
<b>SUB TOTAL Operating Expense</b>	92,948	85,096	188,380	163,208	1,320,128
Interest Payments					
Marina Interest	3,000	2,684	6,000	5,411	36,000
<b>SUB TOTAL Interest Expense</b>	3,000	2,684	6,000	5,411	36,000
CAPEX	46,625	65,253	121,300	121,614	284,250
PAYROLL EXPENSES	0	464	0	916	6,400
MARINA DEBT REDUCTION	7,223	7,223	14,403	14,403	75,000
MARINA ADD DEBT REDUCTION	0	0	0	0	0
<b>SUB TOTAL Additional Expense</b>	53,848	72,941	135,703	136,934	365,650
<b>TOTAL EXPENSES</b>	<b>149,796</b>	<b>160,721</b>	<b>330,083</b>	<b>305,553</b>	<b>1,721,778</b>
<b>Net Income</b>	<b>903,497</b>				



LONG TERM LIABILITIES	09 Balance	10 Balance
Balance on Marina Debt	523,253	438,704
<b>SUB TOTAL</b>	<b>523,253</b>	<b>438,704</b>