

2/5/10

Lago Vista Property Association

January

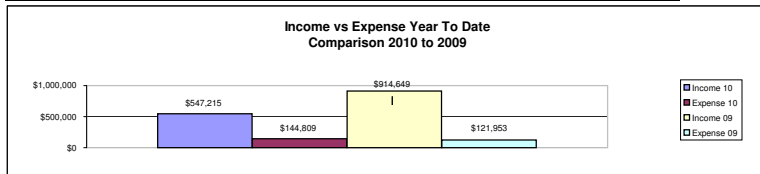
Income, Expense, Cash Flow & Loan Payment Summary Report

Cash Basis

INCOME	January 10		2010 YTD		2010
	BUDGET	ACT.	BUDGET	ACT.	BUDGET
Annual Assessment Fees	515,000	451,997	515,000	451,997	1,260,375
Late Fees	0	6,463	0	6,463	40,000
Prior year Fees/Interest	1,367	33,638	1,367	33,638	7,100
Collection Income	6,820	8,229	6,820	8,229	81,840
Assessment Refunds	0	-651	0	-651	0
SUBTOTAL	523,187	499,675	523,187	499,675	1,389,315
Marina Revenue	59,250	38,073	59,250	38,073	237,000
Late Fees	0	241	0	241	0
Access Card	450	215	450	215	5,400
SUBTOTAL	59,700	38,529	59,700	38,529	242,400
Miscellaneous Revenue	846	750	846	750	7,750
Campground	0	100	0	100	6,000
Resale Certificates	1,175	825	1,175	825	14,100
Transfer Fees	7,500	6,600	7,500	6,600	90,000
Social Club Membership	600	435	600	435	1,200
Facilities Fees	1,250	300	1,250	300	16,800
SUBTOTAL	11,371	9,010	11,371	9,010	135,850
Interest/Investment Revenue	500	0	500	0	6,000
Other Revenue	0	0	0	0	0
SUBTOTAL	500	0	500	0	6,000
TOTAL INCOME	594,758	547,214	594,758	547,214	1,773,565

EXPENSES	January 10		2010 YTD		2010
	BUDGET	ACT.	BUDGET	ACT.	BUDGET
OPERATIONAL EXPENSES					
ACTIVITY CENTER	4,901	4,411	4,901	4,411	58,817
ADMINISTRATION	18,715	16,620	18,715	16,620	226,578
BAR-K	4,645	2,086	4,645	2,086	55,737
CORPORATE	27,308	19,673	27,308	19,673	397,127
MARINA	7,355	6,555	7,355	6,555	129,521
PARKS	12,587	12,127	12,587	12,127	199,553
K-OAKS	7,670	7,504	7,670	7,504	92,437
Park Ranger	12,251	9,135	12,251	9,135	160,360
SUB TOTAL Operating Expense	95,431	78,111	95,431	78,112	1,320,128
Interest Payments					
Marina Interest	3,000	2,727	3,000	2,727	36,000
SUB TOTAL Interest Expense	3,000	2,727	3,000	2,727	36,000
CAPEX	74,675	56,338	74,675	56,338	284,250
PAYROLL EXPENSES	0	452	0	452	6,400
MARINA DEBT REDUCTION	6,250	7,180	6,250	7,180	75,000
MARINA ADD DEBT REDUCTION	0	0	0	0	0
SUB TOTAL Additional Expense	80,925	63,970	80,925	63,970	365,650
TOTAL EXPENSES	179,356	144,808	179,356	144,809	1,721,778

Net Income 402,405



LONG TERM LIABILITIES	09 Balance	10 Balance
Balance on Marina Debt	529,970	445,927
SUB TOTAL	529,970	445,927