

Tuscawilla Hills Citizens' Assoc.
 Balance Sheet
 For Period Ending 12/31/2008
 Level of Detail - Account

Account	As Of 12/31/2008
ASSETS	
Cash	
Operating -RBC Bank	5,038.30
TOTAL Cash	5,038.30
Reserves	
Capital Reserves MM	12,236.84
United CD 25-mo 8/09 Capital Res	14,653.13
Snow Contingency Reserves	13,445.40
TOTAL Reserves	40,335.37
Receivables	
Assessment Receivable	22,299.57
TOTAL Receivables	22,299.57
TOTAL ASSETS	67,673.24
LIABILITIES	
Liabilities	
Prepayments Homeowners	1,706.72
TOTAL Liabilities	1,706.72
TOTAL LIABILITIES	1,706.72
EQUITY	
Equity	
Fund Balance	34,188.08
Capital Reserve Balance	26,889.97
Snow Contingency Reserve Balance	13,445.40
TOTAL Equity	74,523.45
Current Year Net Income	(8,556.93)
TOTAL EQUITY	65,966.52
TOTAL LIABILITIES & EQUITY	67,673.24

Tuscawil Is Citizens' Assoc.
 Proforma Income Statement
 For Year 2008 / Cutoff Period 12
 Level of Detail - Account

Acct #	Account	01/2008	02/2008	03/2008	04/2008	05/2008	06/2008	07/2008	08/2008	09/2008	10/2008	11/2008	12/2008	Est. Total	Budget
ASSESSMENTS															
Assessments															
4111	Road Fund Income	150,530	0	0	0	0	0	0	0	0	0	0	-240	150,289	150,600
4112	Locust Hill Road Fund	3,867	0	0	0	0	0	0	0	0	0	0	0	3,867	3,867
4113	Apartment Road Fund	19,560	0	0	0	0	0	0	0	0	0	0	-960	18,600	18,600
4116	Assessment Income	0	0	0	0	0	0	0	0	0	0	0	1,200	1,200	1,200
	TOTAL Assessments	173,957	0	0	0	0	0	-1	0	0	0	0	0	173,956	174,267
Other Revenue															
4400	Late Fees Income	0	0	0	0	128	-5	-18	0	0	329	390	-377	447	540
4401	Delinquent Interest Income	0	-1	0	0	0	0	0	0	0	338	78	61	475	0
4404	Recaptured Legal Fees	9,905	-240	-1,920	0	10	0	-490	-1,440	96	417	120	0	6,458	6,000
4500	Interest Income	0	3,216	398	52	32	36	41	45	49	1,097	9	16	4,991	175
4501	Reserve Transfers	0	0	0	0	0	0	0	0	-900	81,390	0	2,141	82,631	77,669
4618	Newsletter Ads Income	0	0	0	0	0	0	0	0	25	0	0	0	25	0
	TOTAL Other Revenue	9,905	2,975	-1,523	52	170	31	-467	-1,395	-730	83,571	597	1,841	95,027	84,384
	TOTAL ASSESSMENTS	183,862	2,975	-1,523	52	170	31	-468	-1,395	-730	83,571	597	1,841	268,983	258,651
EXPENSES															
Administrative															
5100	Bad Debt Expense	0	0	0	0	0	0	0	0	0	967	0	0	967	0
5103	Infranet	0	0	0	0	0	0	0	150	0	0	0	0	150	175
5113	Liability Insurance	0	0	0	0	0	0	0	0	0	0	2,761	-274	2,487	3,000
5120	Licenses & Permits	0	0	0	0	0	25	0	0	0	0	0	0	25	0
5122	Meeting Room Rental	0	0	0	0	0	0	0	0	0	0	0	0	0	200
5127	Payment Coupons	0	0	0	0	0	0	0	0	0	0	0	0	0	208
5128	Postage Expense	41	0	66	300	4	0	27	262	19	246	260	12	1,237	1,032
5132	Printing & Reproduction	35	0	17	220	0	0	0	325	2	0	174	0	773	1,533
5138	State Income Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	25
5140	Property Taxes	-36	0	1,498	0	0	0	3,461	96	0	0	0	0	5,019	5,000
5145	Other Expenses	0	0	0	0	0	0	17	0	0	0	0	0	17	500
	TOTAL Administrative	40	0	1,581	520	4	25	3,505	833	21	1,213	3,195	-262	10,675	11,673
	Professional														

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5200	Audit & Tax Preparation	0	325	0	0	0	0	0	150	0	0	0	0	475	1,000
5210	Community Management	2,794	2,794	2,794	2,794	2,794	2,794	2,794	2,794	2,794	2,794	2,794	2,794	33,528	33,528
5220	Legal Expense-Collections	7,680	0	355	55	1,765	30	0	2,685	51	-6,740	0	0	5,881	6,000
5221	Legal Expense-General	0	240	0	161	15	0	0	80	371	0	0	0	867	1,000
	TOTAL Professional	10,474	3,359	3,149	3,010	4,574	2,824	2,794	5,709	3,216	-3,946	2,794	2,794	40,751	41,528
	Common Area Utility	1,378	1,387	1,262	21	2,799	1,386	1,393	1,385	1,394	1,366	1,400	1,391	16,562	16,440
5405	CAU Common Area	0	0	0	0	0	0	1,368	0	0	0	0	0	1,368	1,368
5408	CAU Fire Hydrant Expense	1,378	1,387	1,262	21	2,799	1,386	2,761	1,385	1,394	1,366	1,400	1,391	17,930	17,808
	Common Area Grounds	0	0	0	0	1,696	5,422	0	6,410	2,639	2,639	0	5,088	23,894	20,150
5825	CAG Grounds Maintenance	239	0	0	0	0	23	0	50	21	0	159	0	492	1,000
5827	CAG Additional Landscaping	0	0	0	636	0	795	0	0	0	0	0	1,352	2,783	2,200
5828	CAG Large Tree	0	0	0	700	0	0	0	13	0	0	0	0	713	350
5829	CAG Mulch	0	0	0	0	0	0	0	0	0	0	0	9,000	13,022	15,000
5840	CAG Snow Removal	0	2,872	1,150	0	0	0	0	0	0	0	0	0	3,271	0
5865	CAG Road Repairs	0	2,300	0	0	0	0	0	0	971	0	0	154	1,096	550
5868	CAG Signs, Installation &	2,300	-2,300	0	0	0	228	5	0	223	48	438	383	1,343	250
5875	CAG Other	636	0	95	13	80	9	0	127	0	0	0	0	1,343	250
5882	CAG Storm Water	2,650	3,180	2,650	1,908	0	0	0	0	0	0	1,972	1,972	14,332	10,700
	TOTAL Common Area	5,825	6,052	3,895	3,257	1,776	6,477	5	6,600	3,854	2,687	2,569	17,949	60,946	50,200
	Reserves	4,776	4,776	4,776	4,776	4,776	4,776	4,776	4,776	4,776	4,776	4,776	4,776	57,312	57,310
6000	Capital Reserve Deposit	193	193	193	193	193	193	193	193	193	193	193	193	2,316	2,310
6014	Snow Contingency Deposit	0	3,216	398	52	32	36	41	45	49	1,097	9	16	4,991	0
6099	Interest on Reserves	4,969	8,185	5,367	5,021	5,001	5,005	5,010	5,014	5,018	6,066	4,978	4,985	64,619	59,620
	TOTAL Reserves	4,969	8,185	5,367	5,021	5,001	5,005	5,010	5,014	5,018	6,066	4,978	4,985	64,619	59,620
	Reserve Expenditures	0	0	0	0	0	0	0	0	400	0	0	0	400	1,654
6108	CA Building Improvements	0	0	0	0	0	0	0	0	-1,300	0	0	2,141	841	0
6109	CA Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	4,094
6117	CA Sidewalk Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6186	Road Repairs	0	0	0	0	0	0	0	0	0	81,390	0	0	81,390	69,900
	TOTAL Reserve	0	0	0	0	0	0	0	0	-900	81,390	0	2,141	82,631	75,648

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	TOTAL EXPENSES	22,686	18,983	15,254	11,829	14,154	15,717	14,075	19,541	12,603	88,776	14,936	28,998	277,552	256,477
	NET INCOME	161,176	-16,008	-16,777	-11,777	-13,984	-15,686	-14,543	-20,936	-13,333	-5,205	-14,339	-27,157	-8,569	2,174