

VENTANA LAKES PROPERTY OWNERS ASSOC
BALANCE SHEET
FOR THE SIX MONTHS ENDING JUNE 30, 2010

CURRENT ASSETS

OPERATING CASH

102-MUTUAL OF OMAHA OPERATI	\$	200,407.31	
942-COMPASS ACTIVITIES		1,721.24	
110-PETTY CASH		500.00	
111-PETTY CASH-ACTIVITY		210.00	
115-DUE TO/FROM THE GARDENS		4,714.00	
116-DUE TO/FROM RESERVE		7,581.67-	

TOTAL OPERATING CASH			199,970.88

OTHER ASSETS

161-ASSESSMENT RECEIVABLE		26,637.72	
163-ALLOW FOR BAD DEBT		2,233.48-	
165-PREPAID INCOME TAX		8,461.00	

TOTAL OTHER ASSETS			32,865.24

FIXED ASSETS

150-BUILDING & STRUCTURES		208,902.07	
151-VEHICLE ASSET		1,656.00	
152-OFF FURN & COMPUTER HDW		7,581.66	
153-EXERCISE EQUIP		56,273.00	
159-ACCUM DEPRECIATION		69,674.00-	

TOTAL FIXED ASSETS			204,738.73

RESERVE FUND

120-BANK OF INTERNET 4/18/1		83,531.14	
123-MOB MNY MKT		90,604.26	
122-BANKONE CD5681 M61812 5		142,688.76	
124-WELLS FARGO INVESTMENTS		240.78	
125-STONEBRIDGE CD 8-18-11		19,226.05	
127-WF MNY MKT #3291		90,600.77	
128-1ST INTERNET CD 8-16-11		51,272.78	
129-1ST INTERNET CD 8-16-10		39,831.67	
130-M&I MNY MKT #4073		200,195.43	
133-WF BROKERAGE INVEST		577,000.00	
134-CENTENNIAL CD 11-27-11		63,548.45	
136-STONEBRIDGE 4-23-2012		43,502.01	
131-DUE TO/FROM OPERATING		7,581.67	

TOTAL RESERVE FUND			1,409,823.77

GARDENS RESERVE

171-WF MNY MKT #3283		99,615.66	
173-WELLS FARGO INVESTMENTS		177,000.00	
179-DUE TO/FROM MASTER		4,714.00-	

TOTAL GARDEN RESERVE			271,901.66

TOTAL ASSETS			\$2,119,300.28
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BALANCE SHEET (CONTINUED)
FOR THE SIX MONTHS ENDING JUNE 30, 2010

LIABILITIES & FUND BALANCES

CURRENT LIABILITIES

203-ACCRUED P/R TAXES	\$	5,278.65
205-PREPAID ASSESSMENTS		189,209.47
208-DEFERRED ASSESSMENT		
210-REFUNDABLE POOL KEYS		35,985.00

TOTAL LIABILITIES

230,473.12

EQUITY

RETAINED EARNINGS		106,288.73
GARDENS RESERVE		271,901.66
RESERVE FUND	1,409,823.77	
GARDENS OPERATING		3,527.41-
CURRENT YEAR SURPLUS/DEFICIT		104,340.41

TOTAL FUND BALANCE

1,888,827.16

TOTAL LIABILITIES

AND FUND BALANCES

\$2,119,300.28

VENTANA LAKES PROPERTY OWNERS ASSOC
STATEMENT OF OPERATIONS
FOR THE SIX MONTHS ENDING JUNE 30, 2010

	CURRENT MONTH			YEAR-TO-DATE			ANNUAL
	ACTUAL	BUDGET	FAV/UNFAV-	ACTUAL	BUDGET	FAV/UNFAV-	BUDGET
INCOME							
OPERATING REVENUE							
401-HOMEOWNER ASSESSMENT	\$117,369.00	\$ 117,369.00	\$ 0.00	\$ 704,214.00	\$ 704,214.00	\$ 0.00	\$1408,428.00
402-ADMINISTRATIVE INCOME	160.76	685.00	524.24-	1,591.28	4,110.00	2,518.72-	8,220.00
403-CELL TOWER INCOME	1,000.00	1,012.50	12.50-	6,000.00	6,075.00	75.00-	12,150.00
405-ADVERTISING REVENUE	150.00	140.00	10.00	2,112.25	840.00	1,272.25	1,680.00
406-LEGAL/COLLECTION FEES C	640.00	0.00	640.00	2,720.00	0.00	2,720.00	0.00
410-LATE FEES	82.80-	280.00	362.80-	2,076.90	1,680.00	396.90	3,360.00
430-POOL KEYS	0.00	108.00	108.00-	0.00	648.00	648.00-	1,296.00
460-INTEREST BANK ACCOUNTS	75.16	137.00	61.84-	827.82	822.00	5.82	1,644.00
480-YACHT CLUB RENT/CLUB FE	0.00	206.00	206.00-	400.00	1,236.00	836.00-	2,472.00
485-DONATIONS FOR ASSMNTS	146.00	0.00	146.00	1,076.00	0.00	1,076.00	0.00
490-ACTIVITIES INCOME	37.53	250.00	212.47-	13,402.93	1,500.00	11,902.93	3,000.00
TOTAL OPERATING INCOME	\$119,495.65	\$ 120,187.50	\$ 691.85-	\$ 734,421.18	\$ 721,125.00	\$ 13,296.18	\$1442,250.00
EXPENDITURES							
MAINTENANCE	43,139.63	46,365.50	3,225.87	249,073.67	278,217.00	29,143.33	556,410.00
UTILITIES	37,667.90	67,336.00	29,668.10	141,849.32	215,179.00	73,329.68	460,520.00
ACTIVITIES	158.06-	250.00	408.06	14,766.34	1,500.00	13,266.34-	3,000.00
SUPPLIES	71.38	183.00	111.62	238.86	1,102.00	863.14	2,200.00
ADMINISTRATION	27,789.30	22,934.00	4,855.30-	176,152.58	156,869.00	19,283.58-	303,913.00
TOTAL EXPENDITURES	108,510.15	137,068.50	28,558.35	582,080.77	652,867.00	70,786.23	1,326,043.00
OPERATING SURPLUS	10,985.50	16,881.00-	27,866.50	152,340.41	68,258.00	84,082.41	116,207.00
ALLOCATION TO RESERVE	8,000.00	8,000.00	0.00	48,000.00	48,000.00	0.00	96,000.00
NET SURPLUS	\$ 2,985.50	\$ 24,881.00-	\$ 27,866.50	\$ 104,340.41	\$ 20,258.00	\$ 84,082.41	\$ 20,207.00

VENTANA LAKES PROPERTY OWNERS ASSOC
EXPENDITURE SCHEDULES
FOR THE SIX MONTHS ENDING JUNE 30, 2010

	CURRENT MONTH			YEAR-TO-DATE			ANNUAL
	ACTUAL	BUDGET	FAV/UNFAV-	ACTUAL	BUDGET	FAV/UNFAV-	BUDGET
MAINTENANCE							
602-BACKFLOW INSPECTIONS	\$ 0.00	\$ 105.00	\$ 105.00	\$ 448.70	\$ 630.00	\$ 181.30	\$ 1,260.00
603-BACKFLOW REPAIRS	0.00	30.00	30.00	0.00	180.00	180.00	360.00
604-MAINTENANCE-IN HOUSE	0.00	125.00	125.00	36.84	750.00	713.16	1,500.00
605-IN-HOUSE REPAIR SUPPLIE	25.81	140.00	114.19	1,213.33	840.00	373.33-	1,680.00
606-MAINTENANCE-OUTSIDE CON	2,627.16	1,250.00	1,377.16-	12,491.57	7,500.00	4,991.57-	15,000.00
607-FITNESS EQUIP MAINT	0.00	642.00	642.00	1,674.44	3,852.00	2,177.56	7,704.00
608-ELECT REPAIR/MAINTENANC	80.00	377.00	297.00	1,113.06	2,262.00	1,148.94	4,524.00
610-EQUIPMENT MAINTENANCE	0.00	20.00	20.00	0.00	120.00	120.00	240.00
612-FISH REMOVE/REPL/FOOD	28.50	143.00	114.50	28.50	858.00	829.50	1,716.00
615-LOCK REPAIR/REPLACE	156.77	590.00	433.23	2,597.03	3,540.00	942.97	7,080.00
616-FURN REPR/MAINT INSIDE	0.00	94.00	94.00	0.00	564.00	564.00	1,128.00
617-TILE REPAIR/REPLACE	0.00	150.00	150.00	475.00	900.00	425.00	1,800.00
618-HVAC MAINT REPR	1,166.70	1,155.00	11.70-	7,000.20	6,930.00	70.20-	13,860.00
619-CONCRETE/CEMENT REPR/RE	0.00	990.00	990.00	900.00	5,940.00	5,040.00	11,880.00
622-IRRIGATION SUPPLIES	0.00	190.00	190.00	318.58	1,140.00	821.42	2,280.00
623-IRRIGATION REPAIRS	1,835.08	1,460.00	375.08-	7,686.15	8,760.00	1,073.85	17,520.00
624-JANITORIAL CONTRACT	2,900.38	2,875.00	25.38-	17,727.28	17,250.00	477.28-	34,500.00
625-JANITORIAL MAINTENANCE	0.00	30.00	30.00	0.00	180.00	180.00	360.00
626-JANITORIAL SUPPLIES	779.13	470.00	309.13-	3,588.50	2,820.00	768.50-	5,640.00
628-LAKE SYSTEM/MAINT	0.00	1,065.00	1,065.00	12,266.57	6,390.00	5,876.57-	12,780.00
630-LAKE CHEMICALS	0.00	600.00	600.00	3,682.21	3,600.00	82.21-	7,200.00
631-LAKE EQUIP REPAIRS	137.50	135.00	2.50-	1,767.01	810.00	957.01-	1,620.00
632-LANDSCP CONVERSION GRAN	973.72	100.00	873.72-	2,668.83	600.00	2,068.83-	1,200.00
634-LANDSCAPE CONTRACT	22,028.00	22,791.00	763.00	133,418.00	136,754.00	3,336.00	273,500.00
636-EXTERMINATING	179.49	269.00	89.51	1,190.34	1,614.00	423.66	3,228.00
637-WELDING	0.00	354.00	354.00	829.87	2,124.00	1,294.13	4,248.00
638-PLANT/SHRUB REPLACEMENT	998.84	265.50	733.34-	1,491.44	1,593.00	101.56	3,186.00
640-POOL/SPA MAINT CONTRACT	2,992.00	2,666.00	326.00-	17,272.00	16,004.00	1,268.00-	32,000.00
642-POOL AREA FURNITURE REP	0.00	300.00	300.00	0.00	1,800.00	1,800.00	3,600.00
641-POOL CHEMICALS	680.23	1,170.00	489.77	3,142.69	7,020.00	3,877.31	14,040.00
644-POOL/SPA REPAIR MINOR	848.75	658.00	190.75-	2,141.80	3,948.00	1,806.20	7,896.00
646-SECURITY	526.66	75.00	451.66-	1,072.54	450.00	622.54-	900.00
648-SEED/SOD	0.00	250.00	250.00	0.00	1,500.00	1,500.00	3,000.00
649-TREE TRIM/REMV/REPLCE M	4,174.91	3,415.00	759.91-	10,831.19	20,490.00	9,658.81	40,980.00
684-CONTINGENCIES	0.00	1,416.00	1,416.00	0.00	8,504.00	8,504.00	17,000.00
TOTAL MAINTENANCE	\$ 43,139.63	\$ 46,365.50	\$ 3,225.87	\$ 249,073.67	\$ 278,217.00	\$ 29,143.33	\$ 556,410.00
SUPPLIES							
671-ELECTRICAL SUPPLIES	71.38	50.00	21.38-	71.38	300.00	228.62	600.00
672-SOUND/LIGHT UPGRD/REPR	0.00	83.00	83.00	167.48	502.00	334.52	1,000.00
673-FLAG REPL/RPR	0.00	50.00	50.00	0.00	300.00	300.00	600.00
TOTAL SUPPLIES	\$ 71.38	\$ 183.00	\$ 111.62	\$ 238.86	\$ 1,102.00	\$ 863.14	\$ 2,200.00
ACTIVITIES							
681-ACTIVITY EXPENSE	158.06-	250.00	408.06	14,766.34	1,500.00	13,266.34-	3,000.00
TOTAL ACTIVITIES	\$ 158.06-	\$ 250.00	\$ 408.06	\$ 14,766.34	\$ 1,500.00	\$ 13,266.34-	\$ 3,000.00

VENTANA LAKES PROPERTY OWNERS ASSOC
STATEMENT OF CHANGES IN RESERVE FUNDS
FOR THE SIX MONTHS ENDING JUNE 30, 2010

	CURRENT MONTH			YEAR-TO-DATE			ANNUAL
	ACTUAL	BUDGET	FAV/UNFAV-	ACTUAL	BUDGET	FAV/UNFAV-	BUDGET
REVENUES							
905-RESERVE ALLOCATION	\$ 8,000.00	\$ 8,000.00	\$ 0.00	\$ 48,000.00	\$ 48,000.00	\$ 0.00	\$ 96,000.00
910-RESERVE INTEREST	860.43	2,782.00	1,921.57-	8,031.70	16,693.00	8,661.30-	33,385.00
420-TRANSFER FEE	3,200.00	4,000.00	800.00-	31,200.00	24,000.00	7,200.00	48,000.00
915-REIMBURSE PAINTING BY H	0.00	0.00	0.00	1,032.04-	0.00	1,032.04-	0.00
TOTAL REVENUES	12,060.43	14,782.00	2,721.57-	86,199.66	88,693.00	2,493.34-	177,385.00
EXPENDITURES							
951-MOLD REMEDIATION/REPAIR	0.00	0.00	0.00	1,110.84	0.00	1,110.84-	0.00
953-WELDING	0.00	0.00	0.00	2,307.54	0.00	2,307.54-	0.00
959-Y/C KITCHEN REPAIR	0.00	0.00	0.00	3,464.75	0.00	3,464.75-	0.00
961-IRRIGATION RENOVATION	3,618.33	0.00	3,618.33-	12,491.35	0.00	12,491.35-	0.00
967-CARDIO EQUIPMENT	0.00	1,540.00	1,540.00	0.00	9,242.00	9,242.00	18,482.00
968-STRENGTH EQUIP	0.00	0.00	0.00	0.00	8,324.00	8,324.00	8,324.00
969-NORTH PARK POOL RESURFA	0.00	0.00	0.00	0.00	11,900.00	11,900.00	11,900.00
970-NE QUAD SPRINKLER LINES	0.00	0.00	0.00	0.00	52,000.00	52,000.00	52,000.00
971-LAKE SHORE RPR	0.00	0.00	0.00	0.00	10,085.00	10,085.00	10,085.00
972-NW QUAD SPRINKLER LINES	0.00	0.00	0.00	0.00	6,750.00	6,750.00	6,750.00
998-BANK CHGS	15.00	0.00	15.00-	15.00	0.00	15.00-	0.00
999-N E QUADRANT	0.00	0.00	0.00	1,247.38	0.00	1,247.38-	0.00
TOTAL EXPENDITURES	3,633.33	1,540.00	2,093.33-	20,636.86	98,301.00	77,664.14	107,541.00
SURPLUS/DEFICIT (-)	\$ 15,693.76-	\$ 13,242.00	\$ 28,935.76	\$ 65,562.80	\$ 9,608.00-	\$ 75,170.80-	\$ 69,844.00
BEGINNING BALANCE	0.00	0.00	0.00	1,344,260.97	0.00	0.00	0.00
ENDING BALANCE	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,409,823.77	\$ 0.00	\$ 0.00	\$ 0.00

VENTANA LAKES PROPERTY OWNERS ASSOC
STATEMENT OF CHANGES IN GARDENS OPERATING
FOR THE SIX MONTHS ENDING JUNE 30, 2010

	CURRENT MONTH			YEAR-TO-DATE			ANNUAL
	ACTUAL	BUDGET	FAV/UNFAV-	ACTUAL	BUDGET	FAV/UNFAV-	BUDGET
REVENUES							
802-HOMEOWNERS ASSMTS-GARDE	\$ 8,640.00	\$ 8,640.00	\$ 0.00	\$ 51,840.00	\$ 51,840.00	\$ 0.00	\$ 103,680.00
804-INTEREST BANK ACCOUNTS	0.00	9.50	9.50-	55.90	57.00	1.10-	114.00
TOTAL REVENUES	8,640.00	8,649.50	9.50-	51,895.90	51,897.00	1.10-	103,794.00
EXPENDITURES							
812-ELECTRIC	33.88	28.00	5.88-	202.66	167.00	35.66-	335.00
813-ACCOUNTING	148.00	148.00	0.00	888.00	888.00	0.00	1,776.00
817-IRRIGATION REPAIRS	2,964.00	137.00	2,827.00-	6,204.00	822.00	5,382.00-	1,644.00
820-WATER	285.51	495.00	209.49	1,027.62	2,970.00	1,942.38	5,940.00
831-MISC MAINTENANCE	0.00	40.00	40.00	650.00	240.00	410.00-	480.00
833-IRRIGATION SUPPLIES	0.00	40.00	40.00	0.00	240.00	240.00	480.00
834-LANDSCAPING-CONTRACT	2,000.00	2,000.00	0.00	14,000.00	12,000.00	2,000.00-	24,000.00
836-PLANT/SHRUB REPLACEMENT	0.00	40.00	40.00	2,372.25	240.00	2,132.25-	480.00
838-ROOF MAINT/REPR	1,281.00	100.00	1,181.00-	3,089.47	600.00	2,489.47-	1,200.00
840-SPECIAL PROJECTS	4,056.00	50.00	4,006.00-	4,616.00	300.00	4,316.00-	600.00
842-TREE TRIM/REMV/REPLACE	0.00	765.00	765.00	3,598.18	4,590.00	991.82	9,180.00
852-GRANITE REPLENISHMENT	324.57	405.00	80.43	4,698.72	2,430.00	2,268.72-	4,860.00
854-COLLECTIONS	0.00	45.00	45.00	0.00	270.00	270.00	540.00
858-INSURANCE	0.00	782.00	782.00	9,224.00	4,688.00	4,536.00-	9,380.00
890-RESERVE ALLOCATION	2,817.00	2,817.00	0.00	16,898.00	16,898.00	0.00	33,800.00
TOTAL EXPENDITURES	13,909.96	7,892.00	6,017.96-	67,468.90	47,343.00	20,125.90-	94,695.00
SURPLUS/DEFICIT (-)	\$ 5,269.96-	\$ 757.50	\$ 6,027.46	\$ 15,573.00-	\$ 4,554.00	\$ 20,127.00	\$ 9,099.00
BEGINNING BALANCE	0.00	0.00	0.00	12,045.59	0.00	0.00	0.00
ENDING BALANCE	\$ 0.00	\$ 0.00	\$ 0.00	\$ 3,527.41-	\$ 0.00	\$ 0.00	\$ 0.00

VENTANA LAKES PROPERTY OWNERS ASSOC
STATEMENT OF CHANGES FOR GARDENS RESERVE
FOR THE SIX MONTHS ENDING JUNE 30, 2010

	CURRENT MONTH			YEAR-TO-DATE			ANNUAL
	ACTUAL	BUDGET	FAV/UNFAV-	ACTUAL	BUDGET	FAV/UNFAV-	BUDGET
REVENUES							
702-RESERVE ALLOCATION	\$ 2,817.00	\$ 2,817.00	\$ 0.00	\$ 16,898.00	\$ 16,898.00	\$ 0.00	\$ 33,800.00
704-RESERVE INTEREST	2.61	0.00	2.61	1,651.16	0.00	1,651.16	0.00
TOTAL REVENUES	2,819.61	2,817.00	2.61	18,549.16	16,898.00	1,651.16	33,800.00
EXPENDITURES							
752-RIVER ROCK	0.00	0.00	0.00	7,535.00	0.00	7,535.00-	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	7,535.00	0.00	7,535.00-	0.00
SURPLUS/DEFICIT	\$ 2,819.61	\$ 2,817.00	\$ 2.61-	\$ 11,014.16	\$ 16,898.00	\$ 5,883.84	\$ 33,800.00
BEGINNING BALANCE	0.00	0.00	0.00	260,887.50	0.00	0.00	0.00
ENDING BALANCE	\$ 0.00	\$ 0.00	\$ 0.00	\$ 271,901.66	\$ 0.00	\$ 0.00	\$ 0.00