

VENTANA LAKES PROPERTY OWNERS ASSOC  
BALANCE SHEET  
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2010

CURRENT ASSETS

OPERATING CASH	
102-MUTUAL OF OMAHA OPER	\$ 199,549.18
103-COMPASS ACTIVITIES	1,759.88
105-MOB OFFICE CHECKING	599.80
110-PETTY CASH	500.00
111-PETTY CASH-ACTIVITY	210.00
115-DUE TO/FROM THE GARDENS	15,789.10-
107-BINGO CASH	2,101.18
116-DUE TO/FROM RESERVE	5,090.50
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TOTAL OPERATING CASH	194,021.44
OTHER ASSETS	
161-ASSESSMENT RECEIVABLE	37,906.89
163-ALLOW FOR BAD DEBT	
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TOTAL OTHER ASSETS	37,906.89
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	58,905.95
155-SOLAR SYSTEM	28,194.05
159-ACCUM DEPRECIATION	104,479.00-
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TOTAL FIXED ASSETS	200,760.73
RESERVE FUND	
120-BK OF INTERNET 4/18/12	90,787.11
123-MOB MNY MKT	295,766.16
122-BANKONE CD5681 M61812 5	151,390.25
125-STONEBRIDGE CD 8-18-11	20,325.57
127-WF MNY MKT #3291	167,116.99
128-1ST INTERNET CD 8-16-11	54,164.96
130-M&I MNY MKT #4073	245,182.95
132-MID1ST CD 1.40% 4-3-12	100,000.00
133-WF BROKERAGE INVEST	257,000.00
134-CENTENNIAL CD 11-27-11	70,497.52
136-STONEBRIDGE 4-23-2012	45,742.27
131-DUE TO/FROM OPERATING	5,090.50-
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TOTAL RESERVE FUND	1,492,883.28
GARDENS RESERVE	
171-WF MNY MKT #3283	51,901.45
173-WELLS FARGO INVESTMENTS	77,000.00
179-DUE TO/FROM MASTER	15,789.10
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TOTAL GARDEN RESERVE	144,690.55
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TOTAL ASSETS	\$2,070,262.89
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BALANCE SHEET (CONTINUED)  
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2010

LIABILITIES & FUND BALANCES

CURRENT LIABILITIES		
201-ACCOUNTS PAYABLE	\$	79.16
203-ACCRUED P/R TAXES		4,720.07
205-PREPAID ASSESSMENTS		168,676.21
208-DEFERRED ASSESSMENT		
210-REFUNDABLE POOL KEYS		37,533.00
		-----
TOTAL LIABILITIES		211,008.44
EQUITY		
RETAINED EARNINGS		102,411.73
303-BINGO EQUITY		2,101.18
GARDENS RESERVE		144,690.55
RESERVE FUND		1,492,883.28
GARDENS OPERATING		8,296.72
CURRENT YEAR SURPLUS/DEFICIT		108,870.99
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TOTAL FUND BALANCE		1,859,254.45
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TOTAL LIABILITIES AND FUND BALANCES		\$2,070,262.89
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VENTANA LAKES PROPERTY OWNERS ASSOC  
STATEMENT OF OPERATIONS  
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2010

	ACTUAL	CURRENT MONTH BUDGET	FAV/UNFAV-	ACTUAL	YEAR-TO-DATE BUDGET	FAV/UNFAV-	ANNUAL BUDGET
INCOME							
OPERATING REVENUE							
401-HOMEOWNER ASSESSMENT	\$117,369.00	\$ 117,369.00	\$ 0.00	\$ 1,408,428.00	\$ 1,408,428.00	\$ 0.00	\$1408,428.00
402-ADMINISTRATIVE INCOME	174.56	685.00	510.44-	2,273.40	8,220.00	5,946.60-	8,220.00
403-CELL TOWER INCOME	1,000.00	1,012.50	12.50-	12,000.00	12,150.00	150.00-	12,150.00
405-ADVERTISING REVENUE	240.00	140.00	100.00	5,042.25	1,680.00	3,362.25	1,680.00
406-LEGAL/COLLECTION FEES C	425.00	0.00	425.00	4,555.00	0.00	4,555.00	0.00
410-LATE FEES	20.70-	280.00	300.70-	4,189.70	3,360.00	829.70	3,360.00
430-POOL KEYS	0.00	108.00	108.00-	0.00	1,296.00	1,296.00-	1,296.00
460-INTEREST BANK ACCOUNTS	132.73	137.00	4.27-	1,522.92	1,644.00	121.08-	1,644.00
480-YACHT CLUB RENT/CLUB FE	0.00	206.00	206.00-	400.00	2,472.00	2,072.00-	2,472.00
485-DONATIONS FOR ASSMNTS	0.00	0.00	0.00	1,052.00	0.00	1,052.00	0.00
490-ACTIVITIES INCOME	1,697.76	250.00	1,447.76	26,209.97	3,000.00	23,209.97	3,000.00
TOTAL OPERATING INCOME	\$121,018.35	\$ 120,187.50	\$ 830.85	\$ 1,465,673.24	\$ 1,442,250.00	\$ 23,423.24	\$1442,250.00
EXPENDITURES							
MAINTENANCE	39,506.52	46,364.50	6,857.98	528,765.13	556,410.00	27,644.87	556,410.00
UTILITIES	35,178.10	30,361.00	4,817.10-	375,134.24	460,520.00	85,385.76	460,520.00
ACTIVITIES	4,850.23	250.00	4,600.23-	27,544.74	3,000.00	24,544.74-	3,000.00
SUPPLIES	0.00	183.00	183.00	635.48	2,200.00	1,564.52	2,200.00
ADMINISTRATION	24,462.52	22,934.00	1,528.52-	328,722.66	303,913.00	24,809.66-	303,913.00
TOTAL EXPENDITURES	103,997.37	100,092.50	3,904.87-	1,260,802.25	1,326,043.00	65,240.75	1,326,043.00
OPERATING SURPLUS	17,020.98	20,095.00	3,074.02-	204,870.99	116,207.00	88,663.99	116,207.00
ALLOCATION TO RESERVE	8,000.00	8,000.00	0.00	96,000.00	96,000.00	0.00	96,000.00
NET SURPLUS	\$ 9,020.98	\$ 12,095.00	\$ 3,074.02-	\$ 108,870.99	\$ 20,207.00	\$ 88,663.99	\$ 20,207.00



VENTANA LAKES PROPERTY OWNERS ASSOC  
EXPENDITURE SCHEDULES  
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2010

	ACTUAL	CURRENT MONTH BUDGET	FAV/UNFAV-	ACTUAL	YEAR-TO-DATE BUDGET	FAV/UNFAV-	ANNUAL BUDGET
<b>MAINTENANCE</b>							
602-BACKFLOW INSPECTIONS	\$ 0.00	\$ 105.00	\$ 105.00	\$ 1,708.70	\$ 1,260.00	\$ 448.70-	\$ 1,260.00
603-BACKFLOW REPAIRS	0.00	30.00	30.00	598.85	360.00	238.85-	360.00
604-MAINTENANCE-IN HOUSE	17.50	125.00	107.50	194.34	1,500.00	1,305.66	1,500.00
605-IN-HOUSE REPAIR SUPPLIE	12.75	140.00	127.25	1,883.18	1,680.00	203.18-	1,680.00
606-MAINTENANCE-OUTSIDE CON	446.97	1,250.00	803.03	16,887.44	15,000.00	1,887.44-	15,000.00
607-FITNESS EQUIP MAINT	186.57	642.00	455.43	3,946.98	7,704.00	3,757.02	7,704.00
608-ELECT REPAIR/MAINTENANC	0.00	377.00	377.00	4,214.88	4,524.00	309.12	4,524.00
610-EQUIPMENT MAINTENANCE	0.00	20.00	20.00	416.23	240.00	176.23-	240.00
612-FISH REMOVE/REPL/FOOD	0.00	143.00	143.00	291.63	1,716.00	1,424.37	1,716.00
615-LOCK REPAIR/REPLACE	192.00	590.00	398.00	3,338.53	7,080.00	3,741.47	7,080.00
616-FURN REPR/MAINT INSIDE	0.00	94.00	94.00	0.00	1,128.00	1,128.00	1,128.00
617-TILE REPAIR/REPLACE	0.00	150.00	150.00	950.00	1,800.00	850.00	1,800.00
618-HVAC MAINT REPR	1,166.70	1,155.00	11.70-	13,384.44	13,860.00	475.56	13,860.00
620-POOL ROOM FURNITURE UPG	0.00	0.00	0.00	575.10	0.00	575.10-	0.00
619-CONCRETE/CEMENT REPR/RE	1,180.47	990.00	190.47-	2,080.47	11,880.00	9,799.53	11,880.00
622-IRRIGATION SUPPLIES	0.00	190.00	190.00	669.44	2,280.00	1,610.56	2,280.00
623-IRRIGATION REPAIRS	361.17	1,460.00	1,098.83	14,206.78	17,520.00	3,313.22	17,520.00
624-JANITORIAL CONTRACT	2,900.38	2,875.00	25.38-	35,129.56	34,500.00	629.56-	34,500.00
625-JANITORIAL MAINTENANCE	0.00	30.00	30.00	65.00	360.00	295.00	360.00
626-JANITORIAL SUPPLIES	896.84	470.00	426.84-	7,503.54	5,640.00	1,863.54-	5,640.00
628-LAKE SYSTEM/MAINT	780.00	1,065.00	285.00	18,695.32	12,780.00	5,915.32-	12,780.00
630-LAKE CHEMICALS	625.20	600.00	25.20-	8,778.49	7,200.00	1,578.49-	7,200.00
631-LAKE EQUIP REPAIRS	137.50	135.00	2.50-	3,039.80	1,620.00	1,419.80-	1,620.00
632-LANDSCP CONVERSION GRAN	0.00	100.00	100.00	5,301.96	1,200.00	4,101.96-	1,200.00
634-LANDSCAPE CONTRACT	23,278.00	22,791.00	487.00-	265,586.00	273,500.00	7,914.00	273,500.00
636-EXTERMINATING	174.50	269.00	94.50	2,317.34	3,228.00	910.66	3,228.00
637-WELDING	0.00	354.00	354.00	1,808.99	4,248.00	2,439.01	4,248.00
638-PLANT/SHRUB REPLACEMENT	700.00	265.50	434.50-	5,533.90	3,186.00	2,347.90-	3,186.00
640-POOL/SPA MAINT CONTRACT	2,992.00	2,666.00	326.00-	36,054.00	32,000.00	4,054.00-	32,000.00
642-POOL AREA FURNITURE REP	190.35	300.00	109.65	870.53	3,600.00	2,729.47	3,600.00
641-POOL CHEMICALS	434.08	1,170.00	735.92	8,231.80	14,040.00	5,808.20	14,040.00
644-POOL/SPA REPAIR MINOR	0.00	658.00	658.00	8,759.26	7,896.00	863.26-	7,896.00
646-SECURITY	383.88	75.00	308.88-	1,615.42	900.00	715.42-	900.00
648-SEED/SOD	700.00	250.00	450.00-	2,200.00	3,000.00	800.00	3,000.00
947-EROSION REPAIR	0.00	0.00	0.00	7,253.59	0.00	7,253.59-	0.00
649-TREE TRIM/REMV/REPLCE M	1,749.66	3,415.00	1,665.34	43,356.94	40,980.00	2,376.94-	40,980.00
684-CONTINGENCIES	0.00	1,415.00	1,415.00	1,316.70	17,000.00	15,683.30	17,000.00
<b>TOTAL MAINTENANCE</b>	<b>\$ 39,506.52</b>	<b>\$ 46,364.50</b>	<b>\$ 6,857.98</b>	<b>\$ 528,765.13</b>	<b>\$ 556,410.00</b>	<b>\$ 27,644.87</b>	<b>\$ 556,410.00</b>
<b>SUPPLIES</b>							
671-ELECTRICAL SUPPLIES	0.00	50.00	50.00	195.17	600.00	404.83	600.00
672-SOUND/LIGHT UPGRD/REPR	0.00	83.00	83.00	167.48	1,000.00	832.52	1,000.00
673-FLAG REPL/RPR	0.00	50.00	50.00	272.83	600.00	327.17	600.00
<b>TOTAL SUPPLIES</b>	<b>\$ 0.00</b>	<b>\$ 183.00</b>	<b>\$ 183.00</b>	<b>\$ 635.48</b>	<b>\$ 2,200.00</b>	<b>\$ 1,564.52</b>	<b>\$ 2,200.00</b>
<b>ACTIVITIES</b>							
681-ACTIVITY EXPENSE	4,850.23	250.00	4,600.23-	27,544.74	3,000.00	24,544.74-	3,000.00
<b>TOTAL ACTIVITIES</b>	<b>\$ 4,850.23</b>	<b>\$ 250.00</b>	<b>\$ 4,600.23-</b>	<b>\$ 27,544.74</b>	<b>\$ 3,000.00</b>	<b>\$ 24,544.74-</b>	<b>\$ 3,000.00</b>

VENTANA LAKES PROPERTY OWNERS ASSOC  
STATEMENT OF CHANGES IN RESERVE FUNDS  
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2010

	CURRENT MONTH			YEAR-TO-DATE			ANNUAL BUDGET
	ACTUAL	BUDGET	FAV/UNFAV-	ACTUAL	BUDGET	FAV/UNFAV-	
<b>REVENUES</b>							
905-RESERVE ALLOCATION	\$ 8,000.00	\$ 8,000.00	\$ 0.00	\$ 96,000.00	\$ 96,000.00	\$ 0.00	\$ 96,000.00
910-RESERVE INTEREST	4,492.18	2,782.00	1,710.18	21,489.22	33,385.00	11,895.78-	33,385.00
912-SOLAR REBATES	0.00	0.00	0.00	12,230.16	0.00	12,230.16	0.00
420-TRANSFER FEE	5,600.00	4,000.00	1,600.00	59,200.00	48,000.00	11,200.00	48,000.00
915-REIMBURSE PAINTING BY H	0.00	0.00	0.00	1,032.04-	0.00	1,032.04-	0.00
<b>TOTAL REVENUES</b>	<b>18,092.18</b>	<b>14,782.00</b>	<b>3,310.18</b>	<b>187,887.34</b>	<b>177,385.00</b>	<b>10,502.34</b>	<b>177,385.00</b>
<b>EXPENDITURES</b>							
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
957-PAINTING FENCE	0.00	0.00	0.00	280.92	0.00	280.92-	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	0.00	0.00	0.00	20,265.75	0.00	20,265.75-	0.00
962-LAKE 2 RENOVATION	0.00	0.00	0.00	3,264.43	0.00	3,264.43-	0.00
967-CARDIO EQUIPMENT	18,690.50	1,540.00	17,150.50-	18,690.50	18,482.00	208.50-	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	5,852.63	52,000.00	46,147.37	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
973-TENNIS/PICKLE BALL CTS	0.00	0.00	0.00	9,850.00	0.00	9,850.00-	0.00
974-TILE & TILE REPAIR	0.00	0.00	0.00	695.00	0.00	695.00-	0.00
998-BANK CHGS	0.00	0.00	0.00	35.00	0.00	35.00-	0.00
999-N E QUADRANT	0.00	0.00	0.00	1,247.38	0.00	1,247.38-	0.00
<b>TOTAL EXPENDITURES</b>	<b>18,690.50</b>	<b>1,540.00</b>	<b>17,150.50-</b>	<b>67,064.74</b>	<b>107,541.00</b>	<b>40,476.26</b>	<b>107,541.00</b>
<b>SURPLUS/DEFICIT (-)</b>	<b>\$ 36,782.68-</b>	<b>\$ 13,242.00</b>	<b>\$ 50,024.68</b>	<b>\$ 120,822.60</b>	<b>\$ 69,844.00</b>	<b>\$ 50,978.60-</b>	<b>\$ 69,844.00</b>
<b>BEGINNING BALANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,372,060.68</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>ENDING BALANCE</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 1,492,883.28</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>

VENTANA LAKES PROPERTY OWNERS ASSOC  
STATEMENT OF CHANGES IN GARDENS OPERATING  
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2010

	ACTUAL	CURRENT MONTH BUDGET	FAV/UNFAV-	ACTUAL	YEAR-TO-DATE BUDGET	FAV/UNFAV-	ANNUAL BUDGET
<b>REVENUES</b>							
802-HOMEOWNERS ASSMTS-GARDE	\$ 8,640.00	\$ 8,640.00	\$ 0.00	\$ 103,680.00	\$ 103,680.00	\$ 0.00	\$ 103,680.00
804-INTEREST BANK ACCOUNTS	4.10	9.50	5.40-	60.00	114.00	54.00-	114.00
<b>TOTAL REVENUES</b>	<b>8,644.10</b>	<b>8,649.50</b>	<b>5.40-</b>	<b>103,740.00</b>	<b>103,794.00</b>	<b>54.00-</b>	<b>103,794.00</b>
<b>EXPENDITURES</b>							
812-ELECTRIC	35.40	28.00	7.40-	382.55	335.00	47.55-	335.00
813-ACCOUNTING	148.00	148.00	0.00	1,776.00	1,776.00	0.00	1,776.00
817-IRRIGATION REPAIRS	0.00	137.00	137.00	8,117.74	1,644.00	6,473.74-	1,644.00
820-WATER	298.32	495.00	196.68	3,136.72	5,940.00	2,803.28	5,940.00
831-MISC MAINTENANCE	0.00	40.00	40.00	650.00	480.00	170.00-	480.00
833-IRRIGATION SUPPLIES	0.00	40.00	40.00	322.35	480.00	157.65	480.00
834-LANDSCAPING-CONTRACT	4,000.00	2,000.00	2,000.00-	26,000.00	24,000.00	2,000.00-	24,000.00
836-PLANT/SHRUB REPLACEMENT	0.00	40.00	40.00	3,122.25	480.00	2,642.25-	480.00
838-ROOF MAINT/REPR	0.00	100.00	100.00	8,384.36	1,200.00	7,184.36-	1,200.00
840-SPECIAL PROJECTS	0.00	50.00	50.00	4,741.00	600.00	4,141.00-	600.00
842-TREE TRIM/REMVE/REPLACE	0.00	765.00	765.00	4,833.18	9,180.00	4,346.82	9,180.00
852-GRANITE REPLENISHMENT	0.00	405.00	405.00	4,698.72	4,860.00	161.28	4,860.00
854-COLLECTIONS	0.00	45.00	45.00	0.00	540.00	540.00	540.00
858-INSURANCE	0.00	782.00	782.00	7,524.00	9,380.00	1,856.00	9,380.00
890-RESERVE ALLOCATION	2,817.00	2,817.00	0.00	33,800.00	33,800.00	0.00	33,800.00
<b>TOTAL EXPENDITURES</b>	<b>7,298.72</b>	<b>7,892.00</b>	<b>593.28</b>	<b>107,488.87</b>	<b>94,695.00</b>	<b>12,793.87-</b>	<b>94,695.00</b>
<b>SURPLUS/DEFICIT (-)</b>	<b>\$ 1,345.38</b>	<b>\$ 757.50</b>	<b>\$ 587.88-</b>	<b>\$ 3,748.87-</b>	<b>\$ 9,099.00</b>	<b>\$ 12,847.87</b>	<b>\$ 9,099.00</b>
<b>BEGINNING BALANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12,045.59</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>ENDING BALANCE</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 8,296.72</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>

VENTANA LAKES PROPERTY OWNERS ASSOC  
STATEMENT OF CHANGES FOR GARDENS RESERVE  
FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2010

	ACTUAL	CURRENT MONTH BUDGET	FAV/UNFAV-	ACTUAL	YEAR-TO-DATE BUDGET	FAV/UNFAV-	ANNUAL BUDGET
<b>REVENUES</b>							
702-RESERVE ALLOCATION	\$ 2,817.00	\$ 2,817.00	\$ 0.00	\$ 33,800.00	\$ 33,800.00	\$ 0.00	\$ 33,800.00
703-CD PENALTY	0.00	0.00	0.00	620.72-	0.00	620.72-	0.00
704-RESERVE INTEREST	13.02	0.00	13.02	3,199.95	0.00	3,199.95	0.00
<b>TOTAL REVENUES</b>	<b>2,830.02</b>	<b>2,817.00</b>	<b>13.02</b>	<b>36,379.23</b>	<b>33,800.00</b>	<b>2,579.23</b>	<b>33,800.00</b>
<b>EXPENDITURES</b>							
751-GARDENS ROOFING	90,933.18	0.00	90,933.18-	145,041.18	0.00	145,041.18-	0.00
752-RIVER ROCK	0.00	0.00	0.00	7,535.00	0.00	7,535.00-	0.00
<b>TOTAL EXPENDITURES</b>	<b>90,933.18</b>	<b>0.00</b>	<b>90,933.18-</b>	<b>152,576.18</b>	<b>0.00</b>	<b>152,576.18-</b>	<b>0.00</b>
<b>SURPLUS/DEFICIT</b>	<b>\$ 88,103.16-</b> =====	<b>\$ 2,817.00</b> =====	<b>\$ 90,920.16</b> =====	<b>\$ 116,196.95-</b>	<b>\$ 33,800.00</b>	<b>\$ 149,996.95</b>	<b>\$ 33,800.00</b>
<b>BEGINNING BALANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>260,887.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>ENDING BALANCE</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 144,690.55</b> =====	<b>\$ 0.00</b> =====	<b>\$ 0.00</b> =====	<b>\$ 0.00</b> =====

VENTANA LAKES PROPERTY OWNERS ASSOC  
 SPREAD SHEET OF INCOME & EXPENSES

FOR THE PERIOD ENDING DECEMBER 31, 2010

YEAR-TO-DATE

DECEMBER

NOVEMBER

OCTOBER

SEPTEMBER

AUGUST

JULY

JUNE

MAY

APRIL

MARCH

FEBRUARY

JANUARY

INCOME

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEAR-TO-DATE
OPERATING REVENUE													
401-HOMEOWNER ASSESSMENT	\$ 117,369	\$ 117,369	\$ 117,369	\$ 117,369	\$ 117,369	\$ 117,369	\$ 117,369	\$ 117,369	\$ 117,369	\$ 117,369	\$ 117,369	\$ 117,369	\$ 1,408,428
402-ADMINISTRATIVE INCOME	341	300	224	412	153	161	74	90	65	66	175	175	2,273
403-CELL TOWER INCOME	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
405-ADVERTISING REVENUE	293	305	172	747	445	150	0	295	815	1,580	0	240	5,042
406-LEGAL/COLLECTION FEES C	650	410	430	195	395	640	425	40	515	350	80	425	4,555
410-LATE FEES	1,605	392-	11-	306-	1,265	83-	1,366	206-	161-	1,278	145-	21-	4,190
460-INTEREST BANK ACCOUNTS	279	104	76	127	166	75	159	111	67	123	102	133	1,523
480-YACHT CLUB RENT/CLUB FE	200	200	0	0	0	0	0	0	0	0	0	0	1,400
485-DONATIONS FOR ASSMNTS	0	116	720	0	94	146	0	0	0	24-	0	0	1,052
490-ACTIVITIES INCOME	2,605	2,305	4,671	1,656	2,130	38	590	2,068	1,359	1,555	5,538	1,698	26,210

TOTAL OPERATING INCOME \$ 124,341 \$ 121,717 \$ 124,651 \$ 122,543 \$ 121,673 \$ 119,496 \$ 120,983 \$ 120,767 \$ 121,030 \$ 123,297 \$ 124,157 \$ 121,018 \$ 1,465,673

VENTANA LAKES PROPERTY OWNERS ASSOC  
SPREAD SHEET OF INCOME & EXPENSES

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEAR-TO-DATE
ADMINISTRATION													
512-AUDIT	0	0	0	0	0	0	0	0	0	0	0	0	11,000
514-BAD DEBT	0	877	877	0	996	0	0	0	0	0	0	2,007-	741
515-RESERVE STUDY	2,860	2,860	0	0	0	0	0	0	0	0	0	0	5,720
518-INSURANCE MSTR	9,940	0	0	0	3,611	3,543	0	0	0	3,549	0	700	21,343
519-COMPUTER IT	305	746	252	252	368	581	19	404	149	350	458	249	4,155
521-COMPUTER SOFTWARE	95	95	95	95	119	119	190	145	95	115	95	121	1,259
520 INTERNET	99	79	277	277	178	178	0	99	99	305	79	99	1,493
522-LEGAL/COLLECTION	650	410	1,069	1,069	923	4,630	1,964	859	1,379	2,066	1,175	3,245	19,230
523-COMPUTER HARDWARE	1,645	0	628	628	0	0	0	0	0	0	54	0	2,327
526-ACCOUNTING/PAYROLL	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	26,424
528-YACHT CLUB RENTAL EXP	0	0	0	0	0	145	0	0	0	0	0	0	145
529-CONSULTING	517	139	759	759	1,240	0	542	525	0	675	413	473	5,832
530-MILEAGE	356	428	544	544	298	168	478	502	239	505	355	430	4,467
531-ASSOCIATION SIGNS	0	0	0	0	200	0	0	104	0	0	0	0	304
532-MISC GENERAL ADMIN COST	166	10-	53	53	141	65	0	89	29	155	22	63	774
533-MEMBERSHIPS/MAGAZINE DU	0	112	250	250	0	0	0	211	0	0	0	0	592
534-OFFICE EQUIPMENT LEASE	1,122	1,202	1,779	1,202	1,202	1,202	1,791	1,305	1,584	1,311	2,811	2,922	19,542
536-OFFICE SUPPLIES	386	341	660	660	241	351	360	499	578	1,019	824	816	6,595
538-OFFICE EQUIP REPR/REPLA	0	0	0	0	0	0	0	370	0	185	0	416	971
542-PERMITS, LICENSES, FEES	0	0	0	0	470	400	0	415	415-	1,640	8	10	3,023
544-POSTAGE	0	54	2,248	2,248	35	40	731	0	38	32	37	771	4,752
546-PRINTING OFF-SITE	849	0	849	849	1,697	0	831	849	765	0	136	0	5,210
548-TAXES-INCOME	0	0	0	0	3,826	0	3,826	0	0	0	0	0	7,652
550-TAXES-REAL ESTATE	0	0	0	0	0	0	0	0	160	0	0	0	160
551-PERSONAL PROPERTY TAX	0	0	0	0	0	0	0	0	0	0	0	226	226
554-TRAIN/EDUCATION/SEMINAR	0	0	0	0	30	0	145	0	0	0	0	0	175
555-WORKERS COMP	0	0	0	0	0	0	0	0	0	583	0	22	605
556-WATER COOLER/WATER	225	225	225	225	225	225	227	227	227	227	227	227	2,716
560-EMPLOYEE WAGES	13,100	13,075	13,000	12,900	12,906	12,880	13,101	13,023	13,322	12,346	12,261	12,365	154,571
561-PAYROLL TAXES/BURDEN	1,558	1,444	1,120	1,046	1,046	1,058	1,084	1,058	1,050	944	938	946	13,270
562-BENEFITS	300	450	150	150	300	300	300	300	300	300	300	150	3,450
TOTAL ADMINISTRATION	\$ 36,375	\$ 24,728	\$ 27,038	\$ 32,255	\$ 27,968	\$ 27,789	\$ 26,213	\$ 24,416	\$ 26,731	\$ 28,430	\$ 22,319	\$ 24,463	\$ 328,723
UTILITIES													
502-CABLE	0	0	0	0	0	0	79	79	178	20-	79	79	554
504-ELECTRIC MSTR	7,312	7,685	6,802	886	7,490	7,490	15,037	9,738	9,903	10,126	10,159	7,731	104,036
506-GAS NATURAL	7,174	5,366	0	4,572	6,512	6,512	1,615	1,071	1,072	1,443	3,808	4,817	38,443
507-REFUSE	106	180	180	180	180	180	382	21-	180	76	180	180	1,984
508-TELEPHONE	685	681	686	7,084	695	6,138-	6,138-	807	645	620	626	624	7,642
510-WATER MSTR	0	11,099	6,202	4,285	18,138	26,694	28,632	33,239	23,275	25,901	23,262	21,747	222,475
TOTAL UTILITIES	\$ 15,277	\$ 25,012	\$ 13,870	\$ 17,008	\$ 33,015	\$ 37,668	\$ 40,305	\$ 46,306	\$ 35,235	\$ 38,145	\$ 38,115	\$ 35,178	\$ 375,134





VENTANA LAKES PROPERTY OWNERS ASSOC  
SPREAD SHEET OF RESERVE INCOME & EXPENSE

FOR THE PERIOD ENDING DECEMBER 31, 2010

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEAR-TO-DATE
<b>REVENUES</b>													
905-RESERVE ALLOCATION	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 96,000
910-RESERVE INTEREST	678	2,295	1,445	740	2,013	860	928	3,568	1,063	956	2,450	4,492	21,489
912-SOLAR REBATES	0	0	0	0	0	0	0	12,230	0	0	0	0	12,230
420-TRANSFER FEE	2,400	6,400	8,800	3,200	7,200	3,200	4,800	4,800	4,800	5,600	2,400	5,600	59,200
915-REIMBURSE PAINTING BY H	1,032-	0	0	0	0	0	0	0	0	0	0	0	1,032-
<b>TOTAL REVENUES</b>	<b>10,046</b>	<b>16,695</b>	<b>18,245</b>	<b>11,940</b>	<b>17,213</b>	<b>12,060</b>	<b>13,728</b>	<b>28,598</b>	<b>13,863</b>	<b>14,556</b>	<b>12,850</b>	<b>18,092</b>	<b>187,887</b>
<b>EXPENDITURES</b>													
951-MOLD REMEDIATION/REPAIR	0	1,111	0	0	0	0	0	0	0	0	0	0	1,111
953-WELDING	0	0	0	2,308	0	0	0	0	0	0	0	0	2,308
957-PAINTING FENCE	0	0	0	0	0	0	281	0	0	0	0	0	281
959-Y/C KITCHEN REPAIR	0	0	1,740	1,725	0	0	0	0	0	0	0	0	3,465
961-IRRIGATION RENOVATION	0	3,540	7,158	1,825-	0	3,618	0	0	0	7,774	0	0	20,266
962-LAKE 2 RENOVATION	0	0	0	0	0	0	0	0	0	0	3,264	0	3,264
967-CARDIO EQUIPMENT	0	0	0	0	0	0	0	0	0	0	0	18,691	18,691
970-NE QUAD SPRINKLER LINES	0	0	0	0	0	0	0	0	5,853	0	0	0	5,853
973-TENNIS/PICKLE BALL CTS	0	0	0	0	0	0	0	9,850	0	0	0	0	9,850
974-TILE & TILE REPAIR	0	0	0	0	0	0	0	0	0	695	0	0	695
998-BANK CHGS	0	0	0	0	0	15	0	0	0	0	20	0	35
999-N E QUADRANT	0	800	447	0	0	0	0	0	0	0	0	0	1,247
<b>TOTAL EXPENDITURES</b>	<b>0</b>	<b>5,451</b>	<b>9,345</b>	<b>2,207</b>	<b>0</b>	<b>3,633</b>	<b>281</b>	<b>9,850</b>	<b>5,853</b>	<b>8,469</b>	<b>3,284</b>	<b>18,691</b>	<b>67,065</b>

VENTANA LAKES PROPERTY OWNERS ASSOC  
SPREAD SHEET OF GARDENS OPER INCOME & EXPENSES

FOR THE PERIOD ENDING DECEMBER 31, 2010

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEAR-TO-DATE
REVENUES													
802-HOMEOWNERS ASSMTS-GARDE	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 8,640	\$ 103,680
804-INTEREST BANK ACCOUNTS	31	13	9	0	3	0	0	0	0	0	0	0	60
TOTAL REVENUES	8,671	8,653	8,649	8,640	8,643	8,640	8,640	8,640	8,640	8,640	8,640	8,644	103,740
EXPENDITURES													
812-ELECTRIC	48	32	32	25	33	34	25	35	25	25	34	35	383
813-ACCOUNTING	148	148	148	148	148	148	148	148	148	148	148	148	1,776
817-IRRIGATION REPAIRS	995	2,060	0	0	185	2,964	420	365	248	881	0	0	8,118
820-WATER	0	238	138	158	208	286	391	372	252	530	266	298	3,137
831-MISC MAINTENANCE	0	0	250	0	400	0	0	0	0	0	0	0	650
833-IRRIGATION SUPPLIES	0	0	0	0	0	0	0	0	0	322	0	0	322
834-LANDSCAPING-CONTRACT	4,000	0	2,000	2,000	4,000	2,000	2,000	2,000	2,000	2,000	0	4,000	26,000
836-PLANT/SHRUB REPLACEMENT	65	45	340	75	1,847	1,281	371	4,924	0	0	750	0	3,122
838-ROOF MAINT/REPR	0	184	474	474	677	4,056	125	0	0	0	0	0	8,384
840-SPECIAL PROJECTS	65	0	0	495	0	0	0	0	0	0	0	0	4,741
842-TREE TRIM/REMOVE/REPLACE	65	0	431	2,852	250	0	140	0	250	120	725	0	4,833
852-GRANITE REPLENISHMENT	0	0	3,088	0	1,286	325	0	0	0	0	0	0	4,699
858-INSURANCE	4,609	0	9,231	4,616	0	0	0	0	0	0	1,700	0	7,524
890-RESERVE ALLOCATION	2,813	2,817	2,817	2,817	2,817	2,817	2,817	2,817	2,817	2,817	2,817	2,817	33,800
TOTAL EXPENDITURES	12,807	5,524	18,948	4,428	11,851	13,910	6,297	10,801	5,739	6,844	3,040	7,299	107,489

VENTANA LAKES PROPERTY OWNERS ASSOC  
SPREAD SHEET OF GARDENS RESERVE INC & EXP

FOR THE PERIOD ENDING DECEMBER 31, 2010

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YEAR-TO-DATE
<b>REVENUES</b>													
702-RESERVE ALLOCATION	\$ 2,813	\$ 2,817	\$ 2,817	\$ 2,817	\$ 2,817	\$ 2,817	\$ 2,817	\$ 2,817	\$ 2,817	\$ 2,817	\$ 2,817	\$ 2,817	\$ 33,800
703-CD PENALTY	0	0	0	0	0	0	0	0	0	0	621-	0	621-
704-RESERVE INTEREST	1	1	2	2	1,643	3	34	195	37	39	1,231	13	3,200
<b>TOTAL REVENUES</b>	<b>2,814</b>	<b>2,818</b>	<b>2,819</b>	<b>2,819</b>	<b>4,460</b>	<b>2,820</b>	<b>2,851</b>	<b>3,012</b>	<b>2,854</b>	<b>2,856</b>	<b>3,427</b>	<b>2,830</b>	<b>36,379</b>
<b>EXPENDITURES</b>													
751-GARDENS ROOFING	0	0	0	0	0	0	0	0	0	54,108	0	90,933	145,041
752-RIVER ROCK	0	800	0	6,735	0	0	0	0	0	0	0	0	7,535
<b>TOTAL EXPENDITURES</b>	<b>0</b>	<b>800</b>	<b>0</b>	<b>6,735</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>54,108</b>	<b>0</b>	<b>90,933</b>	<b>152,576</b>