

**Preston Grande Villas & Townhomes Association, Inc.**  
**Income Statement for January 2010**

	Jan 10	Budget	Jan 10	YTD Budget	Annual Budget
<b>Income</b>					
Bank Interest Received	0.61	2.00	0.61	2.00	24.00
Monthly Assessments	12,963.00	10,250.00	12,963.00	10,250.00	123,000.00
Owner Late Fees	0.00	10.00	0.00	10.00	120.00
Owner Legal Reimbursement	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<b>12,963.61</b>	<b>10,262.00</b>	<b>12,963.61</b>	<b>10,262.00</b>	<b>123,144.00</b>
<b>Expense</b>					
<b>Building Maintenance</b>					
Exterior Building Projects	1,425.00	0.00	1,425.00	0.00	0.00
Exterior Cleaning Services	0.00	750.00	0.00	750.00	9,000.00
Garage Door Maintenance	2,000.00	4,400.00	2,000.00	4,400.00	17,600.00
Termite Warranty Contract	0.00	0.00	0.00	0.00	8,200.00
<b>Total Building Maintenance</b>	<b>3,425.00</b>	<b>5,150.00</b>	<b>3,425.00</b>	<b>5,150.00</b>	<b>34,800.00</b>
<b>General Expenses</b>					
Accounting Fees	2,100.00	0.00	2,100.00	0.00	2,500.00
Bank Fees	0.00	6.00	0.00	6.00	72.00
General Liability Insurance	0.00	0.00	0.00	0.00	1,000.00
Legal Fees- Collections	0.00	0.00	0.00	0.00	0.00
Legal Fees- Other	0.00	0.00	0.00	0.00	0.00
Management Contract	820.00	820.00	820.00	820.00	9,840.00
Misc.- Socials/ Meetings	0.00	0.00	0.00	0.00	80.00
Postage & Printing	0.00	0.00	0.00	0.00	0.00
<b>Total General Expenses</b>	<b>2,920.00</b>	<b>826.00</b>	<b>2,920.00</b>	<b>826.00</b>	<b>13,492.00</b>
<b>Grounds Expenses</b>					
Driveway Repairs	0.00	0.00	0.00	0.00	1,200.00
Grounds Maint. Contract	2,477.87	2,500.00	2,477.87	2,500.00	30,000.00
Irrigation Maintenance	0.00	0.00	0.00	0.00	4,500.00
Landscape Projects	259.00	0.00	259.00	0.00	5,500.00
Pine Straw Installation	0.00	0.00	0.00	0.00	16,500.00
<b>Total Grounds Expenses</b>	<b>2,736.87</b>	<b>2,500.00</b>	<b>2,736.87</b>	<b>2,500.00</b>	<b>57,700.00</b>
<b>Utilities</b>					
Area Street Lights	430.52		430.52		4,730.00
Irrigation Water	26.04		26.04		6,000.00
<b>Total Utilities</b>	<b>456.56</b>		<b>456.56</b>		<b>10,730.00</b>
<b>Total Expense</b>	<b>9,538.43</b>	<b>8,476.00</b>	<b>9,538.43</b>	<b>8,476.00</b>	<b>116,722.00</b>
<b>Net Income</b>	<b>3,425.18</b>	<b>1,786.00</b>	<b>3,425.18</b>	<b>1,786.00</b>	<b>6,422.00</b>