

**Reflections**  
**Quarterly Operating Report**  
**Period Ending Sept 30, 2019**

<b>Account Name</b> <b>**Expenses**</b>	<b>Year to Date</b> <b>Actual</b>	<b>Annual</b> <b>Budget</b>
Acct/Bkpg/Comp.Repor.	850.00	1,300.00
Audit		4,500.00
Bank Charges	45.00	700.00
Insurance	8,109.00	17,743.00
Interest Expense		
Legal	1,288.49	8,000.00
Licenses	142.00	300.00
Management Fees/Salary	41,538.40	54,000.00
Office Expense	3,316.87	5,500.00
Office Equip/Furniture	2,357.34	2,500.00
Telephone	1,531.03	3,500.00
Taxes - Real Estate		9,500.00
Taxes - Social Security	6,605.68	8,000.00
Taxes - Unemployment	529.87	4,000.00
Vehicle Allow - Mngr.	1,412.35	2,000.00
Contingencies		500.00
Clubhouse Expense		1,350.00
Lakes and Gardens	8,045.99	13,000.00
Pool	6,807.43	8,000.00
Tennis Courts		1,000.00
Social Functions	91.34	500.00
Gate Maintenance	1,607.88	2,500.00
Contract Security	9,318.17	4,000.00
Electricity	21,331.55	37,800.00
Water & Sewer	6,506.90	7,100.00
Buildings-Clubhouse,Stable, Etc	2,127.85	3,000.00
Fencing and Signage	1,163.64	2,000.00
Lighting/Utility Systems	1,018.32	2,000.00
Labor - Common Area	14,981.52	25,450.00
Misc. Clubhouse	4,543.52	
Miscellaneous	103.90	
Buildings-Residential	9,758.82	30,000.00
Labor - Residential	24,491.30	43,250.00

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Common Grounds Contract	48,240.42	80,602.50
Uniforms	622.04	
Common Grounds Misc	9,130.32	9,000.00
Sprinkler System	750.00	1,500.00
Supplies for Equipment	8,775.44	17,000.00
Beautification Project		
Cable TV	64,154.60	78,960.00
Pest Control	3,230.00	5,000.00
Termite bond		14,700.00
Trash Collection	2,000.00	2,600.00
Major Expenses		
Buildings-Club/Stable	6,354.98	6,075.00
Grounds Equipment	13,734.57	7,500.00
Fencing-Major	2,000.00	2,000.00
Tree Cutting	17,543.50	19,500.00
Gates	-1,784.68	2,000.00
Lakes	8,160.00	
Pool Repair	890.30	3,000.00
Roads & Street Repair		1,000.00
Security Lighting	980.00	2,000.00
Tennis Courts/Playground	240.00	
Utility Systems/Lighting	1,500.00	3,000.00
Sprinkler System	5,375.00	6,400.00
Dam/Storm Repair	24,695.25	
Painting	55,672.40	55,250.00
Roofing	32,348.06	30,000.00
Woodwork	32,772.94	43,000.00
<b>Total Expenses</b>	<b>517,009.30</b>	<b>693,080.50</b>

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Account Name ***Income***	Year to Date Actual	Annual Budget
<b>REGIME FEES - Operating</b>		
Reflections	286,963.47	382,617.96
Southbury	24,954.66	33,272.88
Twin Oaks I	22,053.33	29,404.44
Twin Oaks II	21,211.83	28,282.44
Stoney Creek	1,132.74	1,510.32
Penalties		
<b>Total Regime Fees - Operating</b>	<b>356,316.03</b>	<b>475,088.04</b>
<b>OTHER INCOME - Operating</b>		
Emerald Lake Fees	22,430.00	
Clubhouse/Pool Donations	3,820.00	
Road Assessment		
SBA Loan Collections	18,080.00	
Interest Income	11.22	
<b>Total Other Income - Operating</b>	<b>44,341.22</b>	<b>0.00</b>
<b>Total Operating Income</b>	<b>400,657.25</b>	<b>475,088.04</b>
<b>REGIME FEES - Reserves</b>		
Reflections-Common	25,873.74	34,498.32
Southbury	3,861.72	5,148.96
Twin Oaks I - Common	3,282.48	4,376.64
Twin Oaks II- Common	3,089.43	4,119.24
Reflections-Residential	193.05	257.40
Residential Reserve Orig-Reflect.	96,186.96	128,249.28
Interest income-Reserves	23.45	
<b>Total Regime Fees - Reserves</b>	<b>132,510.83</b>	<b>176,649.84</b>
<b>5% RESERVE INCOME</b>		
Reflections	20,437.02	27,249.36
Southbury	1,447.20	1,929.60
Twin Oaks I	1,266.84	1,689.12
Twin Oaks II	1,215.18	1,620.24
Stoneycreek	66.33	88.44
<b>Total Other Income</b>	<b>24,432.57</b>	<b>32,576.76</b>
<b>Total Income</b>	<b>557,600.65</b>	<b>684,314.64</b>
<b>GAIN OR LOSS</b>	<b>40,591.35</b>	<b>-8,765.86</b>