

Reflections
Quarterly Operating Report
Period Ending Sept 30, 2018

Account Name **Expenses**	Year to Date Actual	Annual Budget
Acct/Bkpg/Comp.Repor.	909.00	1,300.00
Advertising		500.00
Audit		4,500.00
Bank Charges	85.50	700.00
Insurance	9,186.00	17,743.00
Interest Expense		
Legal	1,969.57	9,000.00
Licenses		300.00
Management Fees/Salary	39,077.00	50,800.00
Office Expense	3,078.68	5,500.00
Office Equip/Furniture	1,437.20	2,500.00
Telephone	2,397.37	4,500.00
Taxes - Real Estate		9,300.00
Taxes - Social Security	6,582.20	7,500.00
Taxes - Unemployment	648.61	5,000.00
Vehicle Allow - Mngr.	1,336.73	2,500.00
Contingincies		500.00
Clubhouse Expense	200.00	1,500.00
Lakes and Gardens	8,000.00	2,500.00
Pool	6,142.37	8,000.00
Tennis Courts	47.06	1,500.00
Social Functions		500.00
Gate Maintenance	-20.00	2,500.00
Contract Security	2,683.87	2,000.00
Electricity	23,663.50	37,800.00
Water & Sewer	3,185.46	7,100.00
Buildings-Clubhouse,Stable, Etc	1,975.00	3,000.00
Fencing and Signage	1,338.71	2,000.00
Lighting/Utility Systems	3,712.00	1,000.00
Labor - Common Area	15,705.19	25,450.00
Misc. Clubhouse	4,438.15	
Miscellaneous	810.01	
Buildings-Residential	19,411.18	30,000.00
Labor - Residential	35,077.88	43,250.00

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Common Grounds Contract	51,247.61	80,602.50
Common Grounds Misc	9,067.76	7,500.00
Sprinkler System		2,500.00
Supplies for Equipment	18,706.76	17,000.00
Beautification Project	6,430.29	
Cable TV	54,631.35	50,000.00
Pest Control	4,840.00	4,320.00
Termite bond	1,000.00	14,700.00
Trash Collection	2,000.00	2,600.00
Major Expenses		
Buildings-Club/Stable	987.00	4,500.00
Grounds Equipment	9,524.64	7,500.00
Fencing-Major	1,000.00	15,500.00
Tree Cutting	5,900.00	9,500.00
Gates	500.00	
Lakes	275.00	2,000.00
Pool Repair	869.67	
Roads & Street Repair	100.00	3,000.00
Security Lighting	2,632.00	2,000.00
Utility Systems/Lighting		3,000.00
Sprinkler System	420.00	2,000.00
Dam/Storm Repair	424,337.30	
Painting	50,477.77	55,250.00
Roofing	30,540.00	30,000.00
Woodwork	26,653.96	43,000.00
Total Expenses	<u>895,219.35</u>	<u>646,715.50</u>

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Account Name ***Income***	Year to Date Actual	Annual Budget
REGIME FEES - Operating		
Reflections	272,811.60	363,748.80
Southbury	23,047.38	30,729.84
Twin Oaks I	16,314.57	21,752.76
Twin Oaks II	15,825.60	21,100.80
Stoney Creek	790.83	1,054.44
Penalties		
Total Regime Fees - Operating	328,789.98	438,386.64
OTHER INCOME - Operating		
Emerald Lake Fees	26,162.00	
Clubhouse/Pool Donations	895.00	
Road Assessment	1,722.64	
SBA Loan Collections	23,000.00	
Miscellaneous		
Total Other Income - Operating	51,779.64	0.00
Total Operating Income	380,569.62	438,386.64
REGIME FEES - Reserves		
Reflections-Common	27,263.61	36,351.48
Southbury	4,069.17	5,425.56
Twin Oaks I - Common	3,458.79	4,611.72
Twin Oaks II- Common	3,255.39	4,340.52
Reflections-Residential	203.49	271.32
Residential Reserve Orig-Reflect.	96,186.96	128,249.28
Interest income-Reserves	194.52	
Total Regime Fees - Reserves	134,631.93	179,249.88
5% RESERVE INCOME		
Reflections	19,813.14	26,417.52
Southbury	1,355.85	1,807.80
Twin Oaks I	988.65	1,318.20
Twin Oaks II	954.09	1,272.12
Stoneycreek	49.68	66.24
Total Other Income	23,161.41	30,881.88
Total Income	538,362.96	648,518.40
GAIN OR LOSS	-356,856.39	1,802.90