

Fairview Terrace Owners Association

**Community Management Inc.,
AAMC**

2105 SE 9th Avenue
Portland OR 97214
503-233-0300
503-233-8884

Nancy La Voie, Community Manager
503-445-1102
nancyl@communitymgt.com

Angelina Kuzmenko, Community
Administrator
503-445-1110
angelinak@communitymgt.com

www.communitymgt.com

Your Board of Directors:

Leland Jaquay, President
Kent Walton, Treasurer
Ken Abbot, Secretary
Allene Murphy, Director
Richard Worthington, Director

ENCLOSED

2009 Year End Financial Statement

Message from the President

Fairview Residents,

This being the first news letter in 2010, I thought that I would write about a topic that is near and dear to my heart.

The definition of "Community": ***"COMMUNITY, HAMLET, VILLAGE, TOWN, CITY are terms for groups of people living in somewhat close association, and usually under common rules."***

As we approach summer this year I encourage everyone residing here at Fairview Terrace to take a moment and look around at your community. Is there something that you can do to help make your community a better place to live? I encourage residents to get involved— it could be anything from picking up a piece of trash to joining a committee and helping the Board of Directors. We all live here and we all have a vested interest in the success of Fairview Terrace. Let's help each other and make this the BEST Association.

I challenge everyone this year to meet a new neighbor, we are really all neighbors if you think about it. If you see something that bothers you, take the initiative to talk to that person. It doesn't have to be confrontational; it could be as simple as just mentioning that the action they are doing is affecting the people around them in a manner that is not pleasant. The Board and CMI are not Sheriffs for the community. We are here to help if needed, but we truly encourage the "good neighbor" approach. I feel that if everyone did one little thing for the community this year, it will increase the pride of ownership for all residents of Fairview Terrace.

Thanks again for everyone's support and I look forward to seeing everyone as the weather gets warmer!

Sincerely,

Leland Jaquay, President

All Board meetings are held at the
FTHOA Clubhouse and start at
6:30 pm

Next Board Meeting Dates

May 25, 2010

June 22, 2010

July 27, 2010

PARKING

All residents of Fairview Terrace **ARE REQUIRED** to register their vehicles. The information collected, which is consistent with other homeowner associations, will ensure that only resident's vehicles, authorized to be on Fairview Terrace, are present. This will improve your security, and assist in enforcement of the new parking regulations. Failure to comply with the registration requirement will result in fines being imposed on the homeowner's account.

In an effort to ensure the limited parking is maintained for guests, and to make some accommodation for those residents who are unable or unwilling to park their vehicles in their assigned locations (garages/driveways), a limited number of locations (21) have been identified and numbered. These spots will be considered PAID RESIDENT PARKING. Resident's who desire to park in the PAID RESIDENT PARKING, may contact CMI and request a paid parking space. Because of the demand for paid parking, the Board is currently considering adding additional paid spaces.

All other parking slots, other than those assigned to the owner (garage/driveway), are for **GUESTS ONLY**. Homeowner's may not park in GUEST PARKING. A GUEST is anyone who does not reside at Fairview Terrace; temporary residents are still considered residents and should not park in guest parking. A homeowner enforcement committee has been developed, and will aggressively enforce the rules. The committee is always looking for volunteers, so if you want to, please contact CMI.

Definition of Guest:

- ◇ A person who spends some times at another person's home in some social activity, as a visit, dinner, or party. *Dictionary.com*

At the last Board meeting, the Board agreed to add six (6) additional paid resident parking spaces to the existing 21 spots. Spaces will be available as soon as they are numbered. Please contact CMI for information about how to lease a paid parking space.



Payment of Assessments

Homeowners Association fees are due on the first day of each month, and are subject to a late fee if not received by the Association's bank by the 10th of the month (\$25 late fee). If you use online bill payment services through your bank, please be aware it can take 7-10 days for your payment to be received. CMI offers owners the ability to pay their monthly Association fees via a direct payment system, called ACH Debit. If you have not already signed up and wish to use this service to have your HOA fees deducted each month from your bank account, you can request a form by contacting Nathan Newman at CMI. CMI must have your completed enrollment form by the 15th of the month to set up your account to begin automatic debits for the following month. If you sign up for this service, funds will be paid from your account on the 8th of each month.

Please be aware—the Association has the right to terminate an owners access to the pool, spa and clubhouse for non-payment of Association assessments.

As a reminder, the Association's Late Fee and Collection Policy requires that owners more than 45 days delinquent in paying their monthly assessments will be referred to the Association's attorney for collection, and all costs associated with that collection will be due and payable by the delinquent owner.

3rd Annual Fairview Terrace Garage Sale!

Mark July 16th (Fri), 17th (Sat), and 18th (Sun) on your calendar so you're sure not to miss the 3rd Annual Fairview Terrace garage sale! Whether you have items to sell or are looking for a good bargain, don't miss the neighborhood garage sale. Come out, meet your neighbors, and hit the sales between 9am and 4pm. If you would like to host a sale fill out the form below and bring it to Allene Murphy at 21876 NE Larkspur Lane. Feel free to invite friends and family. A \$5 donation will be accepted to offset cost of newspaper ads. There will be a BBQ on Sunday! How many more reasons do you need!



Casino Night is coming to Fairview Terrace!



Watch for information to come about the 1st Annual Casino Night at Fairview Terrace.

There will be prizes and fun for all this summer!

FAIRVIEW TERRACE GARAGE SALE ENTRY FORM—

NAME: _____

ADDRESS: _____

PHONE: _____

DAYS YOU WANT TO PARTICIPATE:

- FRIDAY, THE 16th
- SATURDAY, THE 17th
- SUNDAY, THE 18th

Types of items for sale (check all that apply):

- Kids items
- Furniture
- Clothes
- Household items
- Tools
- Misc

CMI Office Hours and Emergency Service

CMI office hours are 9:00 a.m. to 5:00 p.m. Calls received by our receptionist during office hours are routed to the appropriate person. We also offer a voice mail feature so you can leave a message for the person you wish to speak with. If you call and the person you want to speak to is not available you will have the option of leaving a personal message in a voice mailbox. Of course, you may also ask to speak to another person, who may be able to assist you, rather than leaving a message in the voice mailbox.

After Hours and Week-ends Emergency Service

One of the services we have offered our clients for over 28 years is a 24-hour emergency response. As our client base has changed there is also a need for clients to call after hours and leave messages that are of a non-emergency nature. In order to accommodate everyone, here is what you can expect when you call our office after hours.

Non Emergency Calls: You will be given the option of calling again during normal business hours, or leaving a message on our voice mail system.

Emergency Calls: If your call requires an emergency response, something that you have determined cannot wait until the next business day such as a plumbing leak, irrigation not turning off, sewer back up, etc. you will be given instructions to have your call transferred to our emergency answering service. There is a charge to the Association for Emergency Answering Service calls.

The emergency service will then contact the person who is on call. The on call person should contact you within 5-10 minutes to process your emergency. If you have not been called within that time period, you should call CMI again and tell the emergency service that the person on call has not responded to your emergency. We have instructions in place for follow up in the latter event.

Insurance Responsibilities

Please be advised your Association's insurance policies have been renewed through September 15, 2012, with Condominium Association Underwriters (CAU). Your local agent is Faye Dietrich. The deductible amount is \$10,000.

This is provided for informational purposes only. If you receive a request from your lender for proof of coverage, please request a copy by contacting the Association's insurance agent at 1-800-228-1930.

You should not call the insurance agent directly for claims processing. The agent has been given instructions to accept claims only from CMI as the Association's representative.

The Association's insurance policy **does not cover** your personal liability, your personal effects, or those of your tenant. Nor does it cover loss of rent should your unit be rendered unusable due to water or fire damage to the unit components as defined by the Association's governing documents.

All owners and residents are required to have their own insurance. The most common owners policy is called an HO-6 policy. There are additional types of coverage that every owner should consider having when living in a multi-family situation. You should discuss policies and coverage with your own insurance agent to insure you are properly insured.

These types of coverages must be purchased and carried by **you** and your tenant(s) in addition to the Association's coverage. You should contact your own insurance agent without delay to discuss the types of additional coverage you need whether you rent out your unit, reside in it, or rent a townhouse unit.

Three Questions to want to ask your Insurance Agent about your personal liability, unit component and personal property insurance.

- 1. What are the limits of my coverage for interior finishes (paint, wallpaper, tile, carpet, flooring)?** In many cases, standard coverage is equal to 10% of the personal property limit. Many times, that is not adequate, and should be increased by the unit owner.
- 2. Does my policy include coverage of the association's deductible?** The Association's legal documents require owners to have insurance coverage that would cover the Association's deductible in the event of a damage claim. For example, you incur \$1000 damage in an event that would be covered by the Association's insurance. However, the Association's insurance policy has a \$10,000 deductible. The owner's insurance would then pay the claim, as the amount of the damage did not exceed the association's deductible. Also, if the damage was \$12,000 of items covered by the Association's insurance, the Association's insurance would pay \$2000, the amount that exceeds the deductible, and the owners insurance would cover the \$10,000 deductible.
- 3. Does my policy include Loss Assessment Coverage?** In the event of a catastrophic loss (ie. earthquake), the association may find it necessary to Special Assess the owners in order to rebuild (because of uninsured losses or deductibles). Loss Assessment coverage will protect you in that event.

FTHOA.com

Fairview Terrace has a web site—www.fthoa.com. Please visit for meeting minutes, governing documents, meeting dates and other important Association information.



Litigation Update

The construction defect lawsuit against the developer and builder of Fairview Terrace is rapidly approaching its June 1 trial date. There are two remaining mediations scheduled between representatives of the Association and the defendants, one in April and one in May. If a settlement is not achieved at these mediations, then the case will likely proceed to trial in June. The Association may need your help if a trial is necessary. We will need witnesses who are willing to testify about construction defects in their homes and their interactions with the developer. Please contact the Association's attorney, Mike Vial at mjv@vf-law.com if you are willing and able to serve as a trial witness.

On another note, some owners will be named as parties and served with a complaint and summons in the construction defect case within the next week. Unfortunately, a judge in this case has ruled that owner must either assign any construction defect related claims to the Association or be named as parties to the lawsuit. This possibility was explained in letters from the Association's attorneys to each owner several months ago. Approximately 160 out of 197 owners have assigned their claims. Any owner who has not returned an assignment certificate, but would like to do so rather than be named as a party to the lawsuit should contact the Association's attorney immediately.

Sincerely,

Mike Vial, Vial Fotheringham LLP

503-684-4111

GOOD NEIGHBOR REMINDERS

- 🐾 Dog owners are reminded that it is a violation of Association Rules AND a violation of Health Department regulations if you don't clean up after your dog—INCLUDING in the dog run area.
- 🐾 Owners are reminded that it is the owners responsibility, not the Association's, to keep your lot in a clean and tidy condition. This includes but is not limited to areas of lawn "burned" by dogs. Also note that the landscapers are not obligated to mow your lawn if it is riddled with pet feces.
- 🐾 Please be courteous to the people who live close to the dog walk area— we appreciate that dogs are excited to have a play area, but early morning and late evening barking from the dog walk area can be disruptive to the neighbors.
- 🐾 Fairview Terrace is a windy place, and owners are reminded to make sure trash and recycling are securely contained when placed outside for pick up. There's been an increase in unsecured trash and recycling materials blowing through the community. Please refer to item #2 above.



Landscape Committee Reminder

Many front lawns and many irrigation sprinkler heads have been damaged by "drive overs" as vehicles enter and exit driveways.

Over the next months, you may receive a warning letter if your lawn/sprinklers have been damaged, as repairs can be costly, and all your neighbors should not have to bear the cost incurred from careless drivers.

Please be careful as you enter your driveway, and report any accidental damage to your lawn or sprinklers to CMI right away.

Fairview Terrace Owners Association
c/o CMI
2105 SE 9th Avenue
Portland OR 97214



FTHOA POOL OPENING
MAY 28, 2010

Fairview Terrace

Balance Sheet For The Period Ended December 31, 2009

ASSETS

Current Assets

| | | | |
|-----------------------------|------------------------------|----|-----------------------------|
| 1000 | Cash In Bank - Checking | \$ | 17,318.34 |
| 1140 | Accounts Receivable | | 117,357.40 |
| 1142 | Doubtful Accounts Receivable | | (15,872.38) |
| 1265 | Prepaid Insurance | | 17,904.91 |
| TOTAL CURRENT ASSETS | | | \$ <u>136,708.27</u> |

DESIGNATED CAPITAL AND UNDESIGNATED OPERATING FUNDS

| | | | |
|--------------------|----------------------|----|-----------------------------|
| 1131 | Dev Reserves Owed | \$ | (5,856.60) |
| 1790 | General Operating | | 7,873.05 |
| 1908 | Replacement Reserve | | 344,292.01 |
| 1950 | Working Capital Fund | | 29,752.30 |
| TOTAL FUNDS | | | \$ <u>376,060.76</u> |

FIXED (LONG TERM) ASSETS

TOTAL FIXED (LONG TERM) ASSETS \$.00

TOTAL ASSETS **\$ 512,769.03**

APPROVED

JAN 22 2010

NLR

Fairview Terrace

Balance Sheet For The Period Ended December 31, 2009

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | | | | |
|----------------------------------|------------------|----|-----------|---------------------|
| 2100 | Accounts Payable | \$ | 20,412.20 | |
| 2140 | Prepaid A/R | | 18,413.25 | |
| TOTAL CURRENT LIABILITIES | | | | \$ 38,825.45 |

LONG TERM LIABILITIES

| | | | | |
|------------------------------------|--|--|--|---------------|
| TOTAL LONG TERM LIABILITIES | | | | \$.00 |
|------------------------------------|--|--|--|---------------|

| | | | | |
|--------------------------|--|--|--|---------------------|
| TOTAL LIABILITIES | | | | \$ 38,825.45 |
|--------------------------|--|--|--|---------------------|

MEMBERS' EQUITY

| | | | | |
|------------------------------------|-----------------------------|----|------------|----------------------|
| 3100 | Designated Replacement Fund | \$ | 327,850.18 | |
| | Current Year Addition | | 46,194.13 | |
| TOTAL RESERVES (DESIGNATED) | | | | \$ 374,044.31 |

| | | | | |
|---------------------------------------|-----------------------------|----|-----------|----------------------|
| 3145 | Undesignated Operating Fund | \$ | 19,503.05 | |
| | Current Year Addition | | 86,396.22 | |
| TOTAL OPERATING (UNDESIGNATED) | | | | \$ 105,899.27 |

| | | | | |
|------------------------------|--|--|--|----------------------|
| TOTAL MEMBERS' EQUITY | | | | \$ 479,943.58 |
|------------------------------|--|--|--|----------------------|

| | | | | |
|-------------------------------------|--|--|--|----------------------|
| TOTAL LIABILITIES AND EQUITY | | | | \$ 518,769.03 |
|-------------------------------------|--|--|--|----------------------|

Fairview Terrace

For the month ended December 31, 2009

| Current Actual \$ | Current Budget | Current Var \$ | Acct # | Account Title | YTD Actual \$ | YTD Budget \$ | YTD Var \$ | YTD VAR % | Annual Budget \$ |
|-------------------------------------|-----------------------|-----------------------|---------------|------------------------------|--------------------------|----------------------|---------------------|------------------|-------------------------|
| Fairview Terrace - Operating | | | | | | | | | |
| Income | | | | | | | | | |
| \$ 33080.84 | \$ 33857.00 | \$ 776.16 | 5000 | Homeowners' Fees | \$ 396970.08 | \$ 406284.00 | \$ 9313.92 | 2.3-% | \$ 406284.00 |
| 4212.24 | 4300.00 | 87.76 | 5002 | General Operating | 50546.88 | 51600.00 | 1053.12 | 2.0- | 51600.00 |
| 300.00 | .00 | 300.00 | 5105 | Parking Space | 2435.00 | .00 | 2435.00 | .0 | .00 |
| 10176.00 | 10300.00 | 124.00 | 5136 | Water & Sewer | 122112.00 | 123600.00 | 1488.00 | 1.2- | 123600.00 |
| 150.00 | .00 | 150.00 | 5230 | Clubhouse | 1350.00 | .00 | 1350.00 | .0 | .00 |
| .00 | .00 | .00 | 5305 | Key | 475.00 | .00 | 475.00 | .0 | .00 |
| .63 | .00 | .63 | 5830 | Interest | 127.09 | .00 | 127.09 | .0 | .00 |
| 375.00 | .00 | 375.00 | 5845 | Late Charges | 4005.19 | .00 | 4005.19 | .0 | .00 |
| 864.19 | .00 | 864.19 | 5890 | Miscellaneous | 22058.19 | .00 | 22058.19 | .0 | .00 |
| .00 | .00 | .00 | 5905 | Reimbursement | 5546.36 | .00 | 5546.36 | .0 | .00 |
| .00 | .00 | .00 | 5920 | Tax Refund | 57.57 | .00 | 57.57 | .0 | .00 |
| \$ 49158.90 | \$ 48457.00 | \$ 701.90 | | | \$ 605683.36 | \$ 581484.00 | \$ 24199.36 | 4.2 % | \$ 581484.00 |
| Expenses | | | | | | | | | |
| Utilities | | | | | | | | | |
| \$ 77.74 | \$ 80.00 | \$ 2.26 | 6015 | Cable TV | \$ 919.17 | \$ 960.00 | \$ 40.83 | 4.3-% | \$ 960.00 |
| 512.44 | 551.00 | 38.56 | 6060 | Electric | 5718.84 | 6612.00 | 893.16 | 13.5- | 6612.00 |
| .00 | 30.00 | 30.00 | 6090 | Garbage | .00 | 360.00 | 360.00 | 100.0- | 360.00 |
| 79.78 | 497.00 | 417.22 | 6105 | Gas | 2043.59 | 5964.00 | 3920.41 | 65.7- | 5964.00 |
| 152.47 | 120.00 | 32.47 | 6180 | Telephone | 1818.74 | 1440.00 | 378.74 | 26.3 | 1440.00 |
| 8659.34 | 10300.00 | 1640.66 | 6210 | Water & Sewer | 118193.24 | 123600.00 | 5406.76 | 4.4- | 123600.00 |
| Facility | | | | | | | | | |
| 830.00 | .00 | 830.00 | 6345 | Remediation | 48147.40 | .00 | 48147.40 | .0 | .00 |
| 120.00 | 60.00 | 60.00 | 6480 | Fences | 120.00 | 720.00 | 600.00 | 83.3- | 720.00 |
| 119.28 | 100.00 | 19.28 | 6540 | Gutter/Downspout | 7679.51 | 1200.00 | 6479.51 | 540.0 | 1200.00 |
| 700.00 | 800.00 | 100.00 | 6585 | Janitorial/Supplies | 9238.26 | 9600.00 | 361.74 | 3.8- | 9600.00 |
| 237.00 | 250.00 | 13.00 | 6645 | Parking/Street Cleaning | 2934.50 | 3000.00 | 65.50 | 2.2- | 3000.00 |
| .00 | 150.00 | 150.00 | 6675 | Pest Control | 827.50 | 1800.00 | 972.50 | 54.0- | 1800.00 |
| 1683.27 | 2000.00 | 316.73 | 6690 | Property Maintenance | 18021.21 | 24000.00 | 5978.79 | 24.9- | 24000.00 |
| 90.00 | 320.00 | 230.00 | 6780 | Security Gate | 4988.00 | 3840.00 | 1148.00 | 29.9 | 3840.00 |
| .00 | 150.00 | 150.00 | 6782 | Security Systems | 1125.10 | 1800.00 | 674.90 | 37.5- | 1800.00 |
| .00 | 350.00 | 350.00 | 6810 | Sliding | .00 | 4200.00 | 4200.00 | 100.0- | 4200.00 |
| General & Administrative | | | | | | | | | |
| 2230.77 | 810.00 | 1420.77 | 7105 | Association Operations | 10556.68 | 9720.00 | 836.68 | 8.6 | 9720.00 |
| .00 | 500.00 | 500.00 | 7120 | Consultants | 1819.50 | 6000.00 | 4180.50 | 69.7- | 6000.00 |
| 11031.75 | 2000.00 | 9031.75 | 7150 | Consultants - Mediation | 72963.00 | 24000.00 | 48963.00 | 204.0 | 24000.00 |
| .00 | 4100.00 | 4100.00 | 7225 | Insurance | 42737.34 | 49200.00 | 6462.66 | 13.1- | 49200.00 |
| 899.19 | 250.00 | 649.19 | 7255 | Legal | 677.55 | 3000.00 | 2322.45 | 77.4- | 3000.00 |
| .00 | 8500.00 | 8500.00 | 7256 | Legal - Mediation | .00 | 102000.00 | 102000.00 | 100.0- | 102000.00 |
| .00 | .00 | .00 | 7270 | Litigation - Landscape | 1356.26 | .00 | 1356.26 | .0 | .00 |
| 1010.00 | 300.00 | 710.00 | 7285 | Management | 3090.00 | 3600.00 | 510.00 | 14.2- | 3600.00 |
| 2269.00 | 2269.00 | .00 | 7300 | Management Fee | 27228.00 | 27228.00 | .00 | .0 | 27228.00 |
| 279.00 | 550.00 | 271.00 | 7465 | Taxes, License, Fees & Audit | 5702.49 | 6600.00 | 897.51 | 13.6- | 6600.00 |
| .00 | .00 | .00 | 7480 | Uncollectible Fees | 1993.79 | .00 | 1993.79 | .0 | .00 |
| Landscaping | | | | | | | | | |
| .00 | 400.00 | 400.00 | 7630 | Irrigation | 7571.88 | 4800.00 | 2771.88 | 57.7 | 4800.00 |
| 7626.00 | 7600.00 | 26.00 | 7675 | Landscape Maintenance | 91512.00 | 91200.00 | 312.00 | .3 | 91200.00 |
| .00 | 400.00 | 400.00 | 7690 | Landscape Misc. | 16485.95 | 4800.00 | 11685.95 | 243.5 | 4800.00 |
| Staffing | | | | | | | | | |
| .00 | 35.00 | 35.00 | 8065 | Ice/Snow Removal | .00 | 420.00 | 420.00 | 100.0- | 420.00 |
| Recreation | | | | | | | | | |
| .00 | 85.00 | 85.00 | 8335 | Pool & Spa Chemicals | 946.85 | 1020.00 | 73.15 | 7.2- | 1020.00 |
| 71.75 | 600.00 | 528.25 | 8350 | Pool & Spa Maintenance | 11470.39 | 7200.00 | 4270.39 | 59.3 | 7200.00 |
| 346.44 | .00 | 346.44 | 8455 | Recreation | 1400.40 | .00 | 1400.40 | .0 | .00 |
| 260.02 | .00 | 260.02 | 8470 | Social/Recreation Comm. | .00 | .00 | .00 | .0 | .00 |
| \$ 38765.20 | \$ 44157.00 | \$ 5391.80- | | | \$ 519287.14 | \$ 529884.00 | \$ 10596.86- | 2.0-% | \$ 529884.00 |
| Current Period Net Activity: | | | | | YTD Net Activity: | | | | |
| \$ 10393.70 | \$ 4300.00 | \$ 6093.70 | | | \$ 86396.22 | \$ 51600.00 | \$ 34796.22 | 6.2 | \$ 51600.00 |

Fairview Terrace

For the month ended December 31, 2009

| Current Actual \$ | Current Budget | Current Var \$ | Acct # | Account Title | YTD Actual \$ | YTD Budget \$ | YTD Var \$ | YTD VAR % | Annual Budget \$ |
|-------------------------------------|----------------|----------------|--------|-------------------------------|--------------------------|---------------|--------------|-----------|------------------|
| Fairview Terrace - Reserve | | | | | | | | | |
| Income | | | | | | | | | |
| \$ 5138.92 | \$ 5246.00 | \$ 107.08- | 5000 | Homeowners' Fees | \$ 61667.04 | \$ 62952.00 | \$ 1284.96- | 2.0-% | \$ 62952.00 |
| 520.00 | .00 | 520.00 | 5007 | Working Capital Contributions | 3260.00 | .00 | 3260.00 | .0 | .00 |
| 107.08 | .00 | 107.08 | 5060 | Ph3 Dev Reserve Fees | 1284.96 | .00 | 1284.96 | .0 | .00 |
| 465.84 | .00 | 465.84 | 5830 | Interest | 7492.13 | .00 | 7492.13 | .0 | .00 |
| <hr/> | | | | | <hr/> | | | | |
| \$ 6231.84 | \$ 5246.00 | \$ 985.84 | | | \$ 73704.13 | \$ 62952.00 | \$ 10752.13 | 17.1 % | \$ 62952.00 |
| Expenses | | | | | | | | | |
| Utilities | | | | | | | | | |
| Facility | | | | | | | | | |
| \$.00 | \$.00 | .00 | 6660 | Paving & Curbs | \$ 7510.00 | \$.00 | \$ 7510.00 | .0 % | \$.00 |
| General & Administrative | | | | | | | | | |
| .00 | .00 | .00 | 7315 | Working Capital Exp | 20000.00 | .00 | 20000.00 | .0 | .00 |
| Landscaping | | | | | | | | | |
| Staffing | | | | | | | | | |
| Recreation | | | | | | | | | |
| <hr/> | | | | | <hr/> | | | | |
| \$.00 | \$.00 | \$.00 | | | \$ 27510.00 | \$.00 | \$ 27510.00 | .0 % | \$.00 |
| <hr/> | | | | | <hr/> | | | | |
| Current Period Net Activity: | | | | | YTD Net Activity: | | | | |
| \$ 6231.84 | \$ 5246.00 | \$ 985.84 | | | \$ 46194.13 | \$ 62952.00 | \$ 16757.87- | 17.1 | \$ 62952.00 |