

## Management Report for Collins Lake Resort, A Condominium

January 2010

January has been a relatively mild month in terms of precipitation. We've had cold temperatures but very little snowfall, especially compared to the last two years. However, occupancy at the resort has been very high and we've seen a lot of happy homeowners and guests throughout the month.

### **Overview of the month's operations:**

January operations have gone very well. Management was able to concentrate on some of the maintenance items that will prolong the life of the resort's assets. One of the more labor intensive items that was addressed this month was to begin changing out the sand in our pool and spa filters. By having our in-house maintenance staff perform this work we will save the HOA hundreds of dollars when compared to quotes we received. Carter will elaborate more in the maintenance report.

Our Accounting dept. continues to work with Schwindt Co. on the 2009 yearly audit.

MHM continues to enforce the resort's policies and make sure owner's concerns are addressed.

### **With this month's income statement there are a few line items to note:**

For the month of January we are under budgeted expenses by (\$1,867). This is very positive because historically January has been our most expensive month of the year. Heater maintenance was over by \$543 because this is where we coded the pool and spas sand filter labor and materials. Pool chemicals were over by \$1,876 as we stock up for the coming months. This line item should even out over the next couple months. We continue to look forward to doing whatever is possible to keep the costs down in 2010 and run an efficient resort.

### **A look ahead into February:**

February has produced very little snow and we've been able to continue to concentrate on the upkeep of the common areas and cutting costs where possible.

If you have further questions, please do not hesitate to give me a call at 503-997-3591.

Sincerely,  
Brett Fischer

Mt Hood Management