

CHARTERWOOD AT LAKEWOOD ESTATES

AS OF AUGUST 31, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	7,732.34	
1020 RES-BANK OF CHOICE		26,633.64	
1023 RES-STATE FARM CD 13		16,052.74	
1025 RES-STATE FARM CD 58		10,041.75	
1026 RES-STATE FARM CD 70		10,155.83	
1027 RES-STATE FARM CD 29		9,848.51	
1030 RES-BOC CD 664		5,041.54	
1031 RES-BOC CD 858		5,038.26	
TOTAL CASH			90,544.61
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		3,317.03	
TOTAL RECEIVABLES			3,317.03
TOTAL ASSETS			93,861.64
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		4,500.00	
TOTAL LIABILITIES			4,500.00
EQUITY			
2940 CURRENT EARNINGS		7,524.11	
2941 CURRENT EARNINGS		(7,524.11)	
2950 RESERVE FUND-PRIOR		42,810.83	
2955 RESERVE FUND-CURRENT		7,945.97	
2960 OPERATING FUND-PRIOR		39,026.70	
2965 OPERATING FD-CURRENT		(421.86)	
TOTAL EQUITY			89,361.64
TOT LIABILITY AND EQUITY			93,861.64

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Budget Comparison Report  
AS OF AUGUST 31, 2009  
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$ 4,680.00	\$ 4,680.00	\$ 0.00	\$ 37,440.00	\$ 37,440.00	\$ 56,160.00
5210 LATE FEE CHARGE	0.00	100.00	100.00	0.00	580.00	0.00
5220 COLLECTION COST REC	0.00	24.00	24.00	0.00	974.60	0.00
5450 TRANSFERS TO RESERVE	0.00	(7,000.00)	(7,000.00)	0.00	(7,000.00)	0.00
TOTAL INCOME	4,680.00	(2,196.00)	(6,876.00)	37,440.00	31,994.60	56,160.00
EXPENSES						
7030 MANAGEMENT FEES	850.00	850.00	0.00	6,800.00	6,800.00	10,200.00
7040 LEGAL FEES	0.00	0.00	0.00	2,500.00	132.00	2,500.00
7045 LEGAL COLLECTIONS	0.00	24.00	(24.00)	2,250.00	974.60	2,250.00
7055 AUDIT FEES	0.00	0.00	0.00	1,500.00	0.00	1,500.00
7060 PRINTING & COPYING	0.00	10.00	(10.00)	400.00	733.80	600.00
7062 POSTAGE	50.00	19.68	30.32	450.00	126.72	650.00
7090 MISC ADMINISTRATIVE	0.00	21.00	(21.00)	500.00	147.00	500.00
TOTAL ADMINISTRATIVE	900.00	924.68	(24.68)	14,400.00	8,914.12	18,200.00
7130 INSURANCE	0.00	0.00	0.00	1,702.00	1,507.00	1,702.00
TOTAL TAXES & INSURANCE	0.00	0.00	0.00	1,702.00	1,507.00	1,702.00
7230 BLDG & FACILITY RPR	0.00	0.00	0.00	500.00	0.00	500.00
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	300.00	0.00	450.00
TOTAL BUILDING MAINT	0.00	0.00	0.00	800.00	0.00	950.00
7320 GAS/ELECTRIC	38.00	2,341.00	(2,303.00)	304.00	2,617.47	456.00
7370 WATER/SEWER	425.00	368.48	56.52	2,125.00	876.57	2,975.00

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\$	\$	\$	\$	\$	\$	\$
7371 WASTEWATER	0.00	0.00	0.00	0.00	0.00	20.00
7380 TRASH REMOVAL	1,080.00	1,120.23	(40.23)	8,640.00	8,260.54	12,960.00
TOTAL UTILITIES	1,543.00	3,829.71	(2,286.71)	11,069.00	11,754.58	16,411.00
7410 LANDSCAPE MAINT	0.00	63.50	(63.50)	400.00	63.50	400.00
7415 LANDSCAPE CONTRACT	583.00	582.73	0.27	4,664.00	4,557.20	6,996.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	1,500.00	0.00	1,500.00
7425 TREE/TURF SPRAYING	0.00	0.00	0.00	1,700.00	0.00	1,700.00
7440 SPRINKLER SYS MAINT	500.00	1,111.87	(611.87)	1,500.00	1,796.67	1,500.00
7442 ROCK DRAIN MAINT	0.00	0.00	0.00	350.00	0.00	350.00
7460 FENCE REPAIRS	0.00	0.00	0.00	3,200.00	217.64	3,200.00
TOTAL LANDSCAPE MAINT	1,083.00	1,758.10	(675.10)	13,314.00	6,635.01	15,646.00
7630 SNOW REMOVAL	0.00	0.00	0.00	2,500.00	3,605.75	3,000.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	250.00	0.00	250.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	2,750.00	3,605.75	3,250.00
TOTAL EXPENSES	3,526.00	6,512.49	(2,986.49)	44,035.00	32,416.46	56,159.00
NET PROFIT/LOSS	1,154.00	(8,708.49)	(9,862.49)	(6,595.00)	(421.86)	1.00

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	0.00	\$ 7,000.00	\$ 7,000.00	0.00	\$ 7,000.00	\$ 0.00
9350 INTEREST INCOME	0.00	84.96	84.96	0.00	945.97	0.00
TOTAL REVENUE	0.00	7,084.96	7,084.96	0.00	7,945.97	0.00
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	0.00	7,084.96	7,084.96	0.00	7,945.97	0.00