

CHARTERWOOD AT LAKEWOOD ESTATES

AS OF OCTOBER 31, 2009

	ASSETS	
CASH		
1010 CASH-BANK OF CHOICE	\$ 10,291.86	
1020 RES-BANK OF CHOICE	34,493.67	
1023 RES-STATE FARM CD 13	16,078.09	
1025 RES-STATE FARM CD 58	10,077.14	
1026 RES-STATE FARM CD 70	10,186.09	
1027 RES-STATE FARM CD 29	9,887.76	

TOTAL CASH		91,014.61

ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	3,382.15	

TOTAL RECEIVABLES		3,382.15

TOTAL ASSETS		94,396.76
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	LIABILITIES & EQUITY	
CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	4,804.27	

TOTAL LIABILITIES		4,804.27

EQUITY		
2940 CURRENT EARNINGS	7,754.96	
2941 CURRENT EARNINGS	(7,754.96)	
2950 RESERVE FUND-PRIOR	42,810.83	
2955 RESERVE FUND-CURRENT	5,856.45	
2960 OPERATING FUND-PRIOR	39,026.70	
2965 OPERATING FD-CURRENT	1,898.51	

TOTAL EQUITY		89,592.49

TOT LIABILITY AND EQUITY		94,396.76
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Budget Comparison Report
AS OF OCTOBER 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	\$ 46,800.00	\$ 46,800.00	\$ 56,160.00
5210 LATE FEE CHARGE	0.00	0.00	0.00	0.00	670.00	0.00
5218 FINE INCOME	0.00	0.00	0.00	0.00	50.00	0.00
5220 COLLECTION COST REC	0.00	129.00	129.00	0.00	1,376.20	0.00
5450 TRANSFERS TO RESERVE	0.00	0.00	0.00	0.00	(7,000.00)	0.00
TOTAL INCOME	4,680.00	4,809.00	129.00	46,800.00	41,896.20	56,160.00
EXPENSES						
7030 MANAGEMENT FEES	850.00	850.00	0.00	8,500.00	8,500.00	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	129.00	(129.00)	2,250.00	1,376.20	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	5.00	(5.00)	400.00	743.80	600.00
7062 POSTAGE	50.00	18.80	31.20	550.00	160.80	650.00
7090 MISC ADMINISTRATIVE	0.00	21.00	(21.00)	500.00	214.00	500.00
TOTAL ADMINISTRATIVE	900.00	1,023.80	(123.80)	16,200.00	11,126.80	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	(2,254.82)	2,292.82	380.00	406.06	456.00

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	\$	\$	\$	\$	\$	\$
7370 WATER/SEWER	425.00	651.32	(226.32)	2,975.00	2,258.89	2,975.00
7371 WASTEWATER	0.00	15.39	(15.39)	0.00	15.39	20.00
7380 TRASH REMOVAL	1,080.00	1,123.30	(43.30)	10,800.00	10,503.05	12,960.00
TOTAL UTILITIES	1,543.00	(464.81)	2,007.81	14,155.00	13,183.39	16,411.00
7410 LANDSCAPE MAINT	0.00	0.00	0.00	400.00	53.50	400.00
7415 LANDSCAPE CONTRACT	583.00	582.73	0.27	5,830.00	6,305.39	6,996.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	1,500.00	0.00	1,500.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	1,700.00	0.00	1,700.00
7440 SPRINKLER SYS MAINT	0.00	1,923.85	(1,923.85)	1,500.00	3,988.22	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	583.00	2,506.58	(1,923.58)	14,480.00	10,574.75	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	3,026.00	3,065.57	(39.57)	50,087.00	39,997.69	56,159.00
NET PROFIT/LOSS	1,654.00	1,743.43	89.43	(3,287.00)	1,898.51	1.00

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	0.00	0.00	0.00	0.00	7,000.00	\$ 0.00
9350 INTEREST INCOME	0.00	171.38	171.38	0.00	1,156.45	0.00
TOTAL REVENUE	0.00	171.38	171.38	0.00	8,156.45	0.00
EXPENSE						
9545 PRINTING	0.00	2,300.00	(2,300.00)	0.00	2,300.00	0.00
TOTAL EXPENSES	0.00	2,300.00	(2,300.00)	0.00	2,300.00	0.00
EXCESS/LOSS OF RESERVES	0.00	(2,128.62)	(2,128.62)	0.00	5,856.45	0.00