

CHARTERWOOD AT LAKEWOOD ESTATES

AS OF SEPTEMBER 30, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	8,374.93	
1020 RES-BANK OF CHOICE		31,714.28	
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	
1031 RES-BOC CD 858		5,038.26	
TOTAL CASH			91,226.30
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ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		3,581.38	
TOTAL RECEIVABLES			3,581.38
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TOTAL ASSETS			94,807.68
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LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		4,830.00	
TOTAL LIABILITIES			4,830.00
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EQUITY			
2940 CURRENT EARNINGS		8,140.15	
2941 CURRENT EARNINGS		(8,140.15)	
2950 RESERVE FUND-PRIOR		42,810.83	
2955 RESERVE FUND-CURRENT		7,985.07	
2960 OPERATING FUND-PRIOR		39,026.70	
2965 OPERATING FD-CURRENT		155.08	
TOTAL EQUITY			89,977.68
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TOT LIABILITY AND EQUITY			94,807.68
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Budget Comparison Report  
AS OF SEPTEMBER 30, 2009

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

INCOME	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
5110 ASSESSMENTS	\$ 4,680.00	\$ 4,680.00	\$ 0.00	\$ 42,120.00	\$ 42,120.00	\$ 56,160.00
5210 LATE FEE CHARGE	0.00	90.00	90.00	0.00	670.00	0.00
5218 FINE INCOME	0.00	50.00	50.00	0.00	50.00	0.00
5220 COLLECTION COST REC	0.00	272.60	272.60	0.00	1,247.20	0.00
5450 TRANSFERS TO RESERVE	0.00	0.00	0.00	0.00	(7,000.00)	0.00
<b>TOTAL INCOME</b>	<b>4,680.00</b>	<b>5,092.60</b>	<b>412.60</b>	<b>42,120.00</b>	<b>37,087.20</b>	<b>56,160.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	850.00	850.00	0.00	7,650.00	7,650.00	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	272.60	(272.60)	2,250.00	1,247.20	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	738.80	600.00
7062 POSTAGE	50.00	15.28	34.72	500.00	142.00	650.00
7090 MISC ADMINISTRATIVE	0.00	46.00	(46.00)	500.00	193.00	500.00
<b>TOTAL ADMINISTRATIVE</b>	<b>900.00</b>	<b>1,188.88</b>	<b>(288.88)</b>	<b>15,300.00</b>	<b>10,103.00</b>	<b>18,200.00</b>
7130 INSURANCE	0.00	0.00	0.00	1,702.00	1,507.00	1,702.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,702.00</b>	<b>1,507.00</b>	<b>1,702.00</b>
7230 BLDG & FACILITY RFR	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
<b>TOTAL BUILDING MAINT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>800.00</b>	<b>0.00</b>	<b>950.00</b>
7320 GAS/ELECTRIC	38.00	43.41	(5.41)	342.00	2,660.88	456.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7370 WATER/SEWER	\$ 425.00	\$ 731.00	\$ (306.00)	\$ 2,550.00	\$ 1,607.57	\$ 2,975.00
7371 WASTEWATER	0.00	0.00	0.00	0.00	0.00	20.00
7380 TRASH REMOVAL	1,080.00	1,119.21	(39.21)	9,720.00	9,379.75	12,960.00
TOTAL UTILITIES	1,543.00	1,893.62	(350.62)	12,612.00	13,648.20	16,411.00
7410 LANDSCAPE MAINT	0.00	0.00	0.00	400.00	63.50	400.00
7415 LANDSCAPE CONTRACT	583.00	1,165.46	(582.46)	5,247.00	5,722.66	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	267.70	(267.70)	1,500.00	2,064.37	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	1,433.16	(850.16)	13,897.00	8,068.17	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	4,515.66	(1,489.66)	47,061.00	36,932.12	56,159.00
NET PROFIT/LOSS	1,654.00	576.94	(1,077.06)	(4,941.00)	155.08	1.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	0.00	0.00	0.00	0.00	7,000.00	0.00
9350 INTEREST INCOME	0.00	39.10	39.10	0.00	985.07	0.00
TOTAL REVENUE	0.00	39.10	39.10	0.00	7,985.07	0.00
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	0.00	39.10	39.10	0.00	7,985.07	0.00