

CHARTERWOOD AT LAKEWOOD ESTATES

AS OF JANUARY 31, 2018

ASSETS

CASH		
1012 CASH-US BANK	9,110.94	
1021 RES-US BANK	<u>51,387.09</u>	
TOTAL CASH		<u>60,498.03</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	1,543.90	
1130 DUE FROM OPERATING	<u>6,000.00</u>	
TOTAL RECEIVABLES		<u>7,543.90</u>
TOTAL ASSETS		<u><u>68,041.93</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	7,302.85	
2190 DUE TO RESERVES	<u>6,000.00</u>	
TOTAL LIABILITIES		<u>13,302.85</u>
EQUITY		
2940 CURRENT EARNINGS	1,843.54	
2941 CURRENT EARNINGS	(1,843.54)	
2950 RESERVE FUND-PRIOR	49,850.54	
2955 RESERVE FUND-CURRENT	1,404.24	
2960 OPERATING FUND-PRIOR	3,045.00	
2965 OPERATING FD-CURRENT	<u>439.30</u>	
TOTAL EQUITY		<u>54,739.08</u>
TOT LIABILITY AND EQUITY		<u><u>68,041.93</u></u>

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Budget Comparison Report
AS OF JANUARY 31, 2018
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$5,928.00	\$5,928.00	\$0.00	\$5,928.00	\$5,928.00	\$71,136.00
5210 LATE FEE CHARGE	100.00	0.00	(100.00)	100.00	0.00	300.00
5220 COLLECTION COST REC	300.00	759.60	459.60	300.00	759.60	300.00
5245 INTEREST INCOME	0.00	0.13	0.13	0.00	0.13	0.00
5450 TRANSFERS TO RESERVE	(1,400.00)	(1,400.00)	0.00	(1,400.00)	(1,400.00)	(16,800.00)
TOTAL INCOME	4,928.00	5,287.73	359.73	4,928.00	5,287.73	54,936.00
EXPENSES						
7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	1,000.00	1,000.00	12,000.00
7040 LEGAL FEES	400.00	0.00	400.00	400.00	0.00	400.00
7045 LEGAL COLLECTIONS	750.00	759.60	(9.60)	750.00	759.60	750.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	300.00
7060 PRINTING & COPYING	50.00	403.75	(353.75)	50.00	403.75	600.00
7062 POSTAGE	151.00	16.90	134.10	151.00	16.90	426.00
7080 NEWSLETTER PRODUCT	175.00	0.00	175.00	175.00	0.00	525.00
7090 MISC ADMINISTRATIVE	0.00	158.00	(158.00)	0.00	158.00	0.00
TOTAL ADMINISTRATIVE	2,526.00	2,338.25	187.75	2,526.00	2,338.25	15,001.00
7130 INSURANCE	2,850.00	0.00	2,850.00	2,850.00	0.00	2,850.00
TOTAL TAXES & INSURANCE	2,850.00	0.00	2,850.00	2,850.00	0.00	2,850.00
7250 LIGHT MAINTENANCE	250.00	0.00	250.00	250.00	0.00	250.00
TOTAL BUILDING MAINT	250.00	0.00	250.00	250.00	0.00	250.00
7320 GAS/ELECTRIC	41.00	43.38	(2.38)	41.00	43.38	492.00
7370 WATER/SEWER	0.00	17.17	(17.17)	0.00	17.17	700.00
7371 WASTEWATER	323.00	0.00	323.00	323.00	0.00	323.00
7380 TRASH REMOVAL	1,478.00	1,478.35	(0.35)	1,478.00	1,478.35	17,736.00
TOTAL UTILITIES	1,842.00	1,538.90	303.10	1,842.00	1,538.90	19,251.00
7410 LANDSCAPE MAINT	0.00	0.00	0.00	0.00	0.00	500.00
7415 LANDSCAPE CONTRACT	685.00	685.08	(0.08)	685.00	685.08	8,220.00

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7425 TREE PRUNING	0.00	0.00	0.00	0.00	0.00	250.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	0.00	750.00
7460 FENCE REPAIRS	250.00	0.00	250.00	250.00	0.00	250.00
TOTAL LANDSCAPE MAINT	935.00	685.08	249.92	935.00	685.08	9,970.00
7630 SNOW REMOVAL	1,737.00	286.20	1,450.80	1,737.00	286.20	7,614.00
TOTAL SNOW/ROAD MAINT	1,737.00	286.20	1,450.80	1,737.00	286.20	7,614.00
TOTAL EXPENSES	10,140.00	4,848.43	5,291.57	10,140.00	4,848.43	54,936.00
NET PROFIT/LOSS	(5,212.00)	439.30	5,651.30	(5,212.00)	439.30	0.00

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES	1,400.00	1,400.00	0.00	1,400.00	1,400.00	16,800.00
9350 INTEREST INCOME	0.00	4.24	4.24	0.00	4.24	0.00
TOTAL REVENUE	1,400.00	1,404.24	4.24	1,400.00	1,404.24	16,800.00
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	1,400.00	1,404.24	4.24	1,400.00	1,404.24	16,800.00