

CHARTERWOOD AT LAKEWOOD ESTATES

AS OF OCTOBER 31, 2019

ASSETS

CASH

| | |
|-------------------|-----------|
| 1012 CASH-US BANK | 1,282.10 |
| 1021 RES-US BANK | 60,534.34 |

| | |
|-------------------|------------------|
| TOTAL CASH | <u>61,816.44</u> |
|-------------------|------------------|

ACCOUNTS RECEIVABLE

| | |
|-------------------------|----------|
| 1110 DUES RECEIVABLE | 2,546.80 |
| 1130 DUE FROM OPERATING | 8,500.00 |

| | |
|--------------------------|------------------|
| TOTAL RECEIVABLES | <u>11,046.80</u> |
|--------------------------|------------------|

| | |
|---------------------|-------------------------|
| TOTAL ASSETS | <u><u>72,863.24</u></u> |
|---------------------|-------------------------|

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | |
|--------------------------|----------|
| 2115 PREPAID ASSESSMENTS | 5,504.23 |
| 2190 DUE TO RESERVES | 8,500.00 |

| | |
|--------------------------|------------------|
| TOTAL LIABILITIES | <u>14,004.23</u> |
|--------------------------|------------------|

EQUITY

| | |
|---------------------------|------------|
| 2940 CURRENT EARNINGS | (9,428.83) |
| 2941 CURRENT EARNINGS | 9,428.83 |
| 2950 RESERVE FUND-PRIOR | 66,890.83 |
| 2955 RESERVE FUND-CURRENT | (3,988.80) |
| 2960 OPERATING FUND-PRIOR | 1,397.01 |
| 2965 OPERATING FD-CURRENT | (5,440.03) |

| | |
|---------------------|------------------|
| TOTAL EQUITY | <u>58,859.01</u> |
|---------------------|------------------|

| | |
|---------------------------------|-------------------------|
| TOT LIABILITY AND EQUITY | <u><u>72,863.24</u></u> |
|---------------------------------|-------------------------|

CHARTERWOOD AT LAKEWOOD ESTATES

Budget Comparison Report
AS OF OCTOBER 31, 2019

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|------------------------------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|
| INCOME | | | | | | |
| 5110 ASSESSMENTS | \$6,032.00 | \$6,032.00 | \$0.00 | \$60,320.00 | \$60,320.00 | \$72,384.00 |
| 5210 LATE FEE CHARGE | 0.00 | 70.00 | 70.00 | 300.00 | 510.00 | 400.00 |
| 5218 FINE INCOME | 0.00 | (50.00) | (50.00) | 0.00 | 675.00 | 0.00 |
| 5220 COLLECTION COST REC | 0.00 | 193.00 | 193.00 | 500.00 | 2,821.60 | 500.00 |
| 5245 INTEREST INCOME | 0.00 | 0.03 | 0.03 | 0.00 | 1.76 | 0.00 |
| 5450 TRANSFERS TO RESERVE | (1,100.00) | (1,100.00) | 0.00 | (11,000.00) | (11,000.00) | (13,200.00) |
| TOTAL INCOME | 4,932.00 | 5,145.03 | 213.03 | 50,120.00 | 53,328.36 | 60,084.00 |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 1,025.00 | 1,025.00 | 0.00 | 10,250.00 | 10,250.00 | 12,300.00 |
| 7040 LEGAL FEES | 0.00 | 150.00 | (150.00) | 500.00 | 150.00 | 500.00 |
| 7045 LEGAL COLLECTIONS | 0.00 | 31.00 | (31.00) | 500.00 | 2,659.60 | 500.00 |
| 7055 AUDIT FEES | 0.00 | 300.00 | (300.00) | 300.00 | 600.00 | 300.00 |
| 7060 PRINTING & COPYING | 0.00 | 8.15 | (8.15) | 450.00 | 799.13 | 1,000.00 |
| 7062 POSTAGE | 0.00 | 21.65 | (21.65) | 200.00 | 184.39 | 200.00 |
| 7085 ANNUAL MEETING | 0.00 | 0.00 | 0.00 | 50.00 | 75.00 | 50.00 |
| 7090 MISC ADMINISTRATIVE | 0.00 | 82.00 | (82.00) | 500.00 | 940.71 | 500.00 |
| TOTAL ADMINISTRATIVE | 1,025.00 | 1,617.80 | (592.80) | 12,750.00 | 15,658.83 | 15,350.00 |
| 7130 INSURANCE | 0.00 | 0.00 | 0.00 | 2,950.00 | 3,117.00 | 2,950.00 |
| TOTAL TAXES & INSURANCE | 0.00 | 0.00 | 0.00 | 2,950.00 | 3,117.00 | 2,950.00 |
| 7250 LIGHT MAINTENANCE | 0.00 | 0.00 | 0.00 | 200.00 | 100.00 | 200.00 |
| TOTAL BUILDING MAINT | 0.00 | 0.00 | 0.00 | 200.00 | 100.00 | 200.00 |
| 7320 GAS/ELECTRIC | 42.00 | 50.24 | (8.24) | 416.00 | 414.00 | 500.00 |
| 7370 WATER/SEWER | 300.00 | 917.92 | (617.92) | 3,000.00 | 2,756.78 | 3,000.00 |
| 7371 WASTEWATER | 0.00 | 32.35 | (32.35) | 30.00 | 32.35 | 30.00 |
| 7380 TRASH REMOVAL | 1,530.00 | 1,606.50 | (76.50) | 15,300.00 | 15,529.50 | 18,360.00 |
| TOTAL UTILITIES | 1,872.00 | 2,607.01 | (735.01) | 18,746.00 | 18,732.63 | 21,890.00 |
| 7410 LANDSCAPE MAINT | 0.00 | 0.00 | 0.00 | 500.00 | 2,956.25 | 500.00 |
| 7415 LANDSCAPE CONTRACT | 792.00 | 791.21 | 0.79 | 7,916.00 | 8,409.40 | 9,500.00 |
| 7425 TREE PRUNING | 0.00 | 0.00 | 0.00 | 500.00 | 2,688.00 | 500.00 |
| 7426 TREE/TURF SPRAYING | 0.00 | 0.00 | 0.00 | 1,400.00 | 0.00 | 1,400.00 |

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|------------------------------|----------|------------|----------------|------------|------------|---------------|
| 7428 FLOWERS | 0.00 | 0.00 | 0.00 | 200.00 | 0.00 | 200.00 |
| 7440 SPRINKLER SYS MAINT | 0.00 | 1,288.00 | (1,288.00) | 800.00 | 2,265.75 | 800.00 |
| 7460 FENCE REPAIRS | 0.00 | 0.00 | 0.00 | 500.00 | 933.03 | 500.00 |
| TOTAL LANDSCAPE MAINT | 792.00 | 2,079.21 | (1,287.21) | 11,816.00 | 17,252.43 | 13,400.00 |
| 7630 SNOW REMOVAL | 0.00 | 0.00 | 0.00 | 5,300.00 | 3,907.50 | 6,300.00 |
| TOTAL SNOW/ROAD MAINT | 0.00 | 0.00 | 0.00 | 5,300.00 | 3,907.50 | 6,300.00 |
| TOTAL EXPENSES | 3,689.00 | 6,304.02 | (2,615.02) | 51,762.00 | 58,768.39 | 60,090.00 |
| NET PROFIT/LOSS | 1,243.00 | (1,158.99) | (2,401.99) | (1,642.00) | (5,440.03) | (6.00) |

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WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|--------------------------------|----------|----------|----------------|------------|------------|---------------|
| RESERVE REVENUE | | | | | | |
| 9200 TRANSFER TO RESERVES | 1,100.00 | 1,100.00 | 0.00 | 11,000.00 | 11,000.00 | 13,200.00 |
| 9350 INTEREST INCOME | 0.00 | 10.03 | 10.03 | 0.00 | 237.23 | 0.00 |
| TOTAL REVENUE | 1,100.00 | 1,110.03 | 10.03 | 11,000.00 | 11,237.23 | 13,200.00 |
| | | | | | | |
| EXPENSE | | | | | | |
| 9510 FENCES | 0.00 | 0.00 | 0.00 | 0.00 | 12,876.03 | 0.00 |
| 9540 CONCRETE | 0.00 | 0.00 | 0.00 | 0.00 | 2,350.00 | 0.00 |
| TOTAL EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 15,226.03 | 0.00 |
| EXCESS/LOSS OF RESERVES | 1,100.00 | 1,110.03 | 10.03 | 11,000.00 | (3,988.80) | 13,200.00 |