

CHARTERWOOD AT LAKEWOOD ESTATES

AS OF JULY 31, 2018

**ASSETS**

**CASH**

1012 CASH-US BANK	7,065.46
1021 RES-US BANK	<u>59,890.10</u>

<b>TOTAL CASH</b>	<u>66,955.56</u>
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**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	922.80
1130 DUE FROM OPERATING	<u>6,000.00</u>

<b>TOTAL RECEIVABLES</b>	<u>6,922.80</u>
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<b>TOTAL ASSETS</b>	<u><u>73,878.36</u></u>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	5,974.65
2190 DUE TO RESERVES	<u>6,000.00</u>

<b>TOTAL LIABILITIES</b>	<u>11,974.65</u>
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**EQUITY**

2940 CURRENT EARNINGS	9,008.17
2941 CURRENT EARNINGS	(9,008.17)
2950 RESERVE FUND-PRIOR	49,850.54
2955 RESERVE FUND-CURRENT	9,907.25
2960 OPERATING FUND-PRIOR	3,045.00
2965 OPERATING FD-CURRENT	<u>(899.08)</u>

<b>TOTAL EQUITY</b>	<u>61,903.71</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u><u>73,878.36</u></u>
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Budget Comparison Report  
AS OF JULY 31, 2018

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>INCOME</b>						
5110 ASSESSMENTS	\$5,928.00	\$5,928.00	\$0.00	\$41,496.00	\$41,496.00	\$71,136.00
5210 LATE FEE CHARGE	100.00	110.00	10.00	200.00	260.00	300.00
5218 FINE INCOME	0.00	0.00	0.00	0.00	100.00	0.00
5220 COLLECTION COST REC	0.00	444.00	444.00	300.00	3,868.20	300.00
5245 INTEREST INCOME	0.00	0.36	0.36	0.00	1.77	0.00
5450 TRANSFERS TO RESERVE	(1,400.00)	(1,400.00)	0.00	(9,800.00)	(9,800.00)	(16,800.00)
<b>TOTAL INCOME</b>	<b>4,628.00</b>	<b>5,082.36</b>	<b>454.36</b>	<b>32,196.00</b>	<b>35,925.97</b>	<b>54,936.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	7,000.00	7,000.00	12,000.00
7040 LEGAL FEES	0.00	0.00	0.00	400.00	392.00	400.00
7045 LEGAL COLLECTIONS	0.00	580.00	(580.00)	750.00	3,868.20	750.00
7055 AUDIT FEES	0.00	0.00	0.00	300.00	0.00	300.00
7060 PRINTING & COPYING	0.00	11.50	(11.50)	150.00	1,029.45	600.00
7062 POSTAGE	25.00	14.70	10.30	301.00	100.69	426.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	350.00	0.00	525.00
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	40.00	0.00
7090 MISC ADMINISTRATIVE	0.00	153.26	(153.26)	0.00	701.26	0.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,025.00</b>	<b>1,759.46</b>	<b>(734.46)</b>	<b>9,251.00</b>	<b>13,131.60</b>	<b>15,001.00</b>
7130 INSURANCE	0.00	0.00	0.00	2,850.00	2,923.00	2,850.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,850.00</b>	<b>2,923.00</b>	<b>2,850.00</b>
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	250.00	120.00	250.00
<b>TOTAL BUILDING MAINT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>250.00</b>	<b>120.00</b>	<b>250.00</b>
7320 GAS/ELECTRIC	41.00	46.16	(5.16)	287.00	278.41	492.00
7370 WATER/SEWER	100.00	158.74	(58.74)	400.00	340.12	700.00
7371 WASTEWATER	0.00	0.00	0.00	323.00	0.00	323.00
7380 TRASH REMOVAL	1,478.00	1,637.50	(159.50)	10,346.00	10,825.90	17,736.00
<b>TOTAL UTILITIES</b>	<b>1,619.00</b>	<b>1,842.40</b>	<b>(223.40)</b>	<b>11,356.00</b>	<b>11,444.43</b>	<b>19,251.00</b>
7410 LANDSCAPE MAINT	0.00	0.00	0.00	500.00	95.00	500.00
7415 LANDSCAPE CONTRACT	685.00	719.31	(34.31)	4,795.00	4,932.48	8,220.00
7425 TREE PRUNING	0.00	0.00	0.00	250.00	0.00	250.00

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7426 TREE/TURF SPRAYING	0.00	0.00	0.00	0.00	1,407.00	0.00
7440 SPRINKLER SYS MAINT	125.00	98.50	26.50	375.00	231.25	750.00
7460 FENCE REPAIRS	0.00	0.00	0.00	250.00	882.09	250.00
<b>TOTAL LANDSCAPE MAINT</b>	810.00	817.81	(7.81)	6,170.00	7,547.82	9,970.00
7630 SNOW REMOVAL	0.00	0.00	0.00	6,114.00	1,658.20	7,614.00
<b>TOTAL SNOW/ROAD MAINT</b>	0.00	0.00	0.00	6,114.00	1,658.20	7,614.00
<b>TOTAL EXPENSES</b>	3,454.00	4,419.67	(965.67)	35,991.00	36,825.05	54,936.00
<b>NET PROFIT/LOSS</b>	1,174.00	662.69	(511.31)	(3,795.00)	(899.08)	0.00

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVES	1,400.00	1,400.00	0.00	9,800.00	9,800.00	16,800.00
9350 INTEREST INCOME	0.00	25.00	25.00	0.00	107.25	0.00
<b>TOTAL REVENUE</b>	1,400.00	1,425.00	25.00	9,800.00	9,907.25	16,800.00
<b>EXPENSE</b>						
<b>RESERVE EXPENSE</b>						
<b>EXCESS/LOSS OF RESERVES</b>	1,400.00	1,425.00	25.00	9,800.00	9,907.25	16,800.00