

CHARTERWOOD AT LAKEWOOD ESTATES

AS OF AUGUST 31, 2019

ASSETS

CASH

1012 CASH-US BANK	1,791.82
1021 RES-US BANK	58,313.35

TOTAL CASH 60,105.17

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	2,174.40
1130 DUE FROM OPERATING	8,500.00

TOTAL RECEIVABLES 10,674.40

TOTAL ASSETS 70,779.57

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	4,737.83
2190 DUE TO RESERVES	8,500.00

TOTAL LIABILITIES 13,237.83

EQUITY

2940 CURRENT EARNINGS	(10,746.10)
2941 CURRENT EARNINGS	10,746.10
2950 RESERVE FUND-PRIOR	66,890.83
2955 RESERVE FUND-CURRENT	(6,209.79)
2960 OPERATING FUND-PRIOR	1,397.01
2965 OPERATING FD-CURRENT	(4,536.31)

TOTAL EQUITY 57,541.74

TOT LIABILITY AND EQUITY 70,779.57

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Budget Comparison Report
AS OF AUGUST 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	\$48,256.00	\$48,256.00	\$72,384.00
5210 LATE FEE CHARGE	0.00	100.00	100.00	300.00	510.00	400.00
5218 FINE INCOME	0.00	175.00	175.00	0.00	625.00	0.00
5220 COLLECTION COST REC	0.00	773.20	773.20	500.00	2,504.60	500.00
5245 INTEREST INCOME	0.00	0.06	0.06	0.00	1.70	0.00
5450 TRANSFERS TO RESERVE	(1,100.00)	(1,100.00)	0.00	(8,800.00)	(8,800.00)	(13,200.00)
TOTAL INCOME	<u>4,932.00</u>	<u>5,980.26</u>	<u>1,048.26</u>	<u>40,256.00</u>	<u>43,097.30</u>	<u>60,084.00</u>
EXPENSES						
7030 MANAGEMENT FEES	1,025.00	1,025.00	0.00	8,200.00	8,200.00	12,300.00
7040 LEGAL FEES	0.00	0.00	0.00	500.00	0.00	500.00
7045 LEGAL COLLECTIONS	0.00	773.20	(773.20)	500.00	2,504.60	500.00
7055 AUDIT FEES	0.00	0.00	0.00	300.00	300.00	300.00
7060 PRINTING & COPYING	50.00	6.25	43.75	450.00	783.28	1,000.00
7062 POSTAGE	0.00	16.50	(16.50)	175.00	143.24	200.00
7085 ANNUAL MEETING	0.00	0.00	0.00	50.00	75.00	50.00
7090 MISC ADMINISTRATIVE	0.00	107.00	(107.00)	500.00	776.71	500.00
TOTAL ADMINISTRATIVE	<u>1,075.00</u>	<u>1,927.95</u>	<u>(852.95)</u>	<u>10,675.00</u>	<u>12,782.83</u>	<u>15,350.00</u>
7130 INSURANCE	0.00	0.00	0.00	2,950.00	3,117.00	2,950.00
TOTAL TAXES & INSURANCE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,950.00</u>	<u>3,117.00</u>	<u>2,950.00</u>
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	200.00	100.00	200.00
TOTAL BUILDING MAINT	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>200.00</u>	<u>100.00</u>	<u>200.00</u>
7320 GAS/ELECTRIC	42.00	43.12	(1.12)	332.00	320.50	500.00
7370 WATER/SEWER	500.00	469.70	30.30	2,250.00	1,056.02	3,000.00
7371 WASTEWATER	0.00	0.00	0.00	30.00	0.00	30.00
7380 TRASH REMOVAL	1,530.00	1,606.50	(76.50)	12,240.00	12,316.50	18,360.00
TOTAL UTILITIES	<u>2,072.00</u>	<u>2,119.32</u>	<u>(47.32)</u>	<u>14,852.00</u>	<u>13,693.02</u>	<u>21,890.00</u>
7410 LANDSCAPE MAINT	0.00	52.00	(52.00)	500.00	2,956.25	500.00
7415 LANDSCAPE CONTRACT	792.00	791.21	0.79	6,332.00	6,826.98	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	200.00	444.00	(244.00)	800.00	629.00	800.00
7460 FENCE REPAIRS	0.00	0.00	0.00	500.00	933.03	500.00
TOTAL LANDSCAPE MAINT	992.00	1,287.21	(295.21)	10,232.00	14,033.26	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	4,139.00	5,334.48	(1,195.48)	44,209.00	47,633.61	60,090.00
NET PROFIT/LOSS	793.00	645.78	(147.22)	(3,953.00)	(4,536.31)	(6.00)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	1,100.00	1,100.00	0.00	8,800.00	8,800.00	13,200.00
9350 INTEREST INCOME	0.00	13.81	13.81	0.00	216.24	0.00
TOTAL REVENUE	1,100.00	1,113.81	13.81	8,800.00	9,016.24	13,200.00
EXPENSE						
9510 FENCES	0.00	12,876.03	(12,876.03)	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	12,876.03	(12,876.03)	0.00	15,226.03	0.00
EXCESS/LOSS OF RESERVES	1,100.00	(11,762.22)	(12,862.22)	8,800.00	(6,209.79)	13,200.00