

CHARTERWOOD AT LAKEWOOD ESTATES

AS OF SEPTEMBER 30, 2017

**ASSETS**

**CASH**

1012 CASH-US BANK	4,795.92	
1021 RES-US BANK	<u>45,770.82</u>	
<b>TOTAL CASH</b>		<u>50,566.74</u>

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	932.30	
1130 DUE FROM OPERATING	<u>6,000.00</u>	
<b>TOTAL RECEIVABLES</b>		<u>6,932.30</u>

<b>TOTAL ASSETS</b>		<u><u>57,499.04</u></u>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	4,971.85	
2190 DUE TO RESERVES	<u>6,000.00</u>	
<b>TOTAL LIABILITIES</b>		<u>10,971.85</u>

**EQUITY**

2940 CURRENT EARNINGS	6,771.89	
2941 CURRENT EARNINGS	(6,771.89)	
2950 RESERVE FUND-PRIOR	37,148.24	
2955 RESERVE FUND-CURRENT	8,490.27	
2960 OPERATING FUND-PRIOR	2,607.06	
2965 OPERATING FD-CURRENT	<u>(1,718.38)</u>	
<b>TOTAL EQUITY</b>		<u>46,527.19</u>

<b>TOT LIABILITY AND EQUITY</b>		<u><u>57,499.04</u></u>
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Budget Comparison Report  
AS OF SEPTEMBER 30, 2017

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	\$53,352.00	\$53,352.00	\$71,136.00
5210 LATE FEE CHARGE	0.00	0.00	0.00	200.00	250.00	300.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	0.00
5220 COLLECTION COST REC	0.00	0.00	0.00	300.00	1,330.73	300.00
5245 INTEREST INCOME	0.00	0.07	0.07	0.00	0.36	0.00
5450 TRANSFERS TO RESERVE	(1,400.00)	(1,400.00)	0.00	(12,600.00)	(12,600.00)	(16,800.00)
<b>TOTAL INCOME</b>	<b>4,528.00</b>	<b>4,528.07</b>	<b>0.07</b>	<b>41,252.00</b>	<b>42,353.09</b>	<b>54,936.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	975.00	975.00	0.00	8,775.00	8,775.00	11,700.00
7040 LEGAL FEES	0.00	84.00	(84.00)	400.00	272.22	400.00
7045 LEGAL COLLECTIONS	0.00	81.00	(81.00)	750.00	1,348.29	750.00
7055 AUDIT FEES	0.00	250.00	(250.00)	300.00	250.00	300.00
7060 PRINTING & COPYING	0.00	5.00	(5.00)	400.00	69.15	800.00
7062 POSTAGE	25.00	10.46	14.54	351.00	97.59	426.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	250.00	375.16	250.00
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	560.68	0.00
7090 MISC ADMINISTRATIVE	0.00	73.00	(73.00)	0.00	809.73	0.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,000.00</b>	<b>1,478.46</b>	<b>(478.46)</b>	<b>11,226.00</b>	<b>12,557.82</b>	<b>14,626.00</b>
7130 INSURANCE	0.00	0.00	0.00	2,850.00	247.94	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>247.94</b>	<b>2,850.00</b>
7230 BLDG & FACILITY RPR	0.00	300.00	(300.00)	0.00	300.00	0.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	250.00	0.00	250.00
7250 LIGHT MAINTENANCE	0.00	125.00	(125.00)	0.00	244.73	0.00
<b>TOTAL BUILDING MAINT</b>	<b>0.00</b>	<b>425.00</b>	<b>(425.00)</b>	<b>250.00</b>	<b>544.73</b>	<b>250.00</b>
7320 GASELECTRIC	50.00	45.93	4.07	450.00	361.44	600.00
7370 WATER/SEWER	275.00	645.16	(370.16)	1,650.00	1,947.57	1,925.00
7371 WASTEWATER	0.00	0.00	0.00	261.00	0.00	261.00
7380 TRASH REMOVAL	1,364.00	1,478.35	(114.35)	12,276.00	12,848.71	16,368.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>TOTAL UTILITIES</b>	1,689.00	2,169.44	(480.44)	14,637.00	15,157.72	19,154.00
7410 LANDSCAPE MAINT	0.00	0.00	0.00	500.00	1,386.50	500.00
7415 LANDSCAPE CONTRACT	665.00	685.08	(20.08)	5,985.00	6,106.62	7,992.00
7425 TREE PRUNING	0.00	0.00	0.00	250.00	0.00	250.00
7440 SPRINKLER SYS MAINT	0.00	100.00	(100.00)	1,200.00	296.25	1,200.00
7460 FENCE REPAIRS	0.00	0.00	0.00	500.00	5,400.51	500.00
<b>TOTAL LANDSCAPE MAINT</b>	665.00	785.08	(120.08)	8,435.00	13,189.88	10,442.00
7630 SNOW REMOVAL	0.00	0.00	0.00	6,114.00	1,976.00	7,614.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	0.00	397.38	0.00
<b>TOTAL SNOW/ROAD MAINT</b>	0.00	0.00	0.00	6,114.00	2,373.38	7,614.00
<b>TOTAL EXPENSES</b>	3,354.00	4,857.98	(1,503.98)	43,512.00	44,071.47	54,936.00
<b>NET PROFIT/LOSS</b>	1,174.00	(329.91)	(1,503.91)	(2,260.00)	(1,718.38)	0.00

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	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVES	1,400.00	1,400.00	0.00	12,600.00	12,600.00	16,800.00
9350 INTEREST INCOME	0.00	3.66	3.66	0.00	26.47	0.00
<b>TOTAL REVENUE</b>	<b>1,400.00</b>	<b>1,403.66</b>	<b>3.66</b>	<b>12,600.00</b>	<b>12,626.47</b>	<b>16,800.00</b>
<b>EXPENSE</b>						
9548 LANDSCAPING	0.00	0.00	0.00	2,500.00	0.00	2,500.00
9550 RETAINING WALL	0.00	0.00	0.00	0.00	4,136.20	0.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,500.00</b>	<b>4,136.20</b>	<b>2,500.00</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>1,400.00</b>	<b>1,403.66</b>	<b>3.66</b>	<b>10,100.00</b>	<b>8,490.27</b>	<b>14,300.00</b>