

CHARTERWOOD AT LAKEWOOD ESTATES

AS OF SEPTEMBER 30, 2019

ASSETS

CASH

1012 CASH-US BANK	1,480.09
1021 RES-US BANK	59,424.31

TOTAL CASH	<u>60,904.40</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	2,381.40
1130 DUE FROM OPERATING	8,500.00

TOTAL RECEIVABLES	<u>10,881.40</u>
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TOTAL ASSETS	<u><u>71,785.80</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	4,377.83
2190 DUE TO RESERVES	8,500.00

TOTAL LIABILITIES	<u>12,877.83</u>
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EQUITY

2940 CURRENT EARNINGS	(9,379.87)
2941 CURRENT EARNINGS	9,379.87
2950 RESERVE FUND-PRIOR	66,890.83
2955 RESERVE FUND-CURRENT	(5,098.83)
2960 OPERATING FUND-PRIOR	1,397.01
2965 OPERATING FD-CURRENT	(4,281.04)

TOTAL EQUITY	<u>58,907.97</u>
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TOT LIABILITY AND EQUITY	<u><u>71,785.80</u></u>
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Budget Comparison Report
AS OF SEPTEMBER 30, 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	\$54,288.00	\$54,288.00	\$72,384.00
5210 LATE FEE CHARGE	0.00	(70.00)	(70.00)	300.00	440.00	400.00
5218 FINE INCOME	0.00	100.00	100.00	0.00	725.00	0.00
5220 COLLECTION COST REC	0.00	124.00	124.00	500.00	2,628.60	500.00
5245 INTEREST INCOME	0.00	0.03	0.03	0.00	1.73	0.00
5450 TRANSFERS TO RESERVE	(1,100.00)	(1,100.00)	0.00	(9,900.00)	(9,900.00)	(13,200.00)
TOTAL INCOME	4,932.00	5,086.03	154.03	45,188.00	48,183.33	60,084.00
EXPENSES						
7030 MANAGEMENT FEES	1,025.00	1,025.00	0.00	9,225.00	9,225.00	12,300.00
7040 LEGAL FEES	0.00	0.00	0.00	500.00	0.00	500.00
7045 LEGAL COLLECTIONS	0.00	124.00	(124.00)	500.00	2,628.60	500.00
7055 AUDIT FEES	0.00	0.00	0.00	300.00	300.00	300.00
7060 PRINTING & COPYING	0.00	7.70	(7.70)	450.00	790.98	1,000.00
7062 POSTAGE	25.00	19.50	5.50	200.00	162.74	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	858.71	500.00
TOTAL ADMINISTRATIVE	1,050.00	1,258.20	(208.20)	11,725.00	14,041.03	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	43.26	(1.26)	374.00	363.76	500.00
7370 WATER/SEWER	450.00	782.84	(332.84)	2,700.00	1,838.86	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)	13,770.00	13,923.00	18,360.00
TOTAL UTILITIES	2,022.00	2,432.60	(410.60)	16,874.00	16,125.62	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	7,124.00	7,618.19	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	348.75	(348.75)	800.00	977.75	800.00
7460 FENCE REPAIRS	0.00	0.00	0.00	500.00	933.03	500.00
TOTAL LANDSCAPE MAINT	792.00	1,139.96	(347.96)	11,024.00	15,173.22	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	3,864.00	4,830.76	(966.76)	48,073.00	52,464.37	60,090.00
NET PROFIT/LOSS	1,068.00	255.27	(812.73)	(2,885.00)	(4,281.04)	(6.00)

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES	1,100.00	1,100.00	0.00	9,900.00	9,900.00	13,200.00
9350 INTEREST INCOME	0.00	10.96	10.96	0.00	227.20	0.00
TOTAL REVENUE	1,100.00	1,110.96	10.96	9,900.00	10,127.20	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	1,110.96	10.96	9,900.00	(5,098.83)	13,200.00