

CHARTERWOOD AT LAKEWOOD ESTATES

AS OF FEBRUARY 28, 2017

ASSETS		
CASH		
1012 CASH-US BANK	1,234.79	
1021 RES-US BANK	<u>39,047.29</u>	
TOTAL CASH		<u>40,282.08</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	798.38	
1130 DUE FROM OPERATING	<u>2,900.00</u>	
TOTAL RECEIVABLES		<u>3,698.38</u>
TOTAL ASSETS		<u><u>43,980.46</u></u>
 LIABILITIES & EQUITY		
CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	7,652.35	
2190 DUE TO RESERVES	<u>2,900.00</u>	
TOTAL LIABILITIES		<u>10,552.35</u>
EQUITY		
2940 CURRENT EARNINGS	(6,327.19)	
2941 CURRENT EARNINGS	6,327.19	
2950 RESERVE FUND-PRIOR	37,148.24	
2955 RESERVE FUND-CURRENT	(1,333.26)	
2960 OPERATING FUND-PRIOR	2,607.06	
2965 OPERATING FD-CURRENT	<u>(4,993.93)</u>	
TOTAL EQUITY		<u>33,428.11</u>
TOT LIABILITY AND EQUITY		<u><u>43,980.46</u></u>

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Budget Comparison Report
AS OF FEBRUARY 28, 2017

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$5,928.00	\$5,928.00	\$0.00	\$11,856.00	\$11,856.00	\$71,136.00
5210 LATE FEE CHARGE	0.00	0.00	0.00	100.00	(10.00)	300.00
5220 COLLECTION COST REC	0.00	727.40	727.40	300.00	845.53	300.00
5245 INTEREST INCOME	0.00	0.02	0.02	0.00	0.05	0.00
5450 TRANSFERS TO RESERVE	(1,400.00)	(1,400.00)	0.00	(2,800.00)	(2,800.00)	(16,800.00)
TOTAL INCOME	4,528.00	5,255.42	727.42	9,456.00	9,891.58	54,936.00
EXPENSES						
7030 MANAGEMENT FEES	975.00	975.00	0.00	1,950.00	1,950.00	11,700.00
7040 LEGAL FEES	0.00	0.00	0.00	400.00	188.22	400.00
7045 LEGAL COLLECTIONS	0.00	808.40	(808.40)	750.00	845.53	750.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	300.00
7060 PRINTING & COPYING	0.00	14.65	(14.65)	100.00	27.35	800.00
7062 POSTAGE	25.00	27.09	(2.09)	176.00	43.79	426.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	125.00	0.00	250.00
7090 MISC ADMINISTRATIVE	0.00	113.00	(113.00)	0.00	273.73	0.00
TOTAL ADMINISTRATIVE	1,000.00	1,938.14	(938.14)	3,501.00	3,328.62	14,626.00
7130 INSURANCE	0.00	0.00	0.00	2,850.00	0.00	2,850.00
TOTAL TAXES & INSURANCE	0.00	0.00	0.00	2,850.00	0.00	2,850.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	250.00	0.00	250.00
TOTAL BUILDING MAINT	0.00	0.00	0.00	250.00	0.00	250.00
7320 GAS/ELECTRIC	50.00	39.39	10.61	100.00	87.64	600.00
7370 WATER/SEWER	0.00	16.75	(16.75)	0.00	33.50	1,925.00
7371 WASTEWATER	0.00	0.00	0.00	261.00	0.00	261.00
7380 TRASH REMOVAL	1,364.00	1,364.24	(0.24)	2,728.00	2,728.48	16,368.00
TOTAL UTILITIES	1,414.00	1,420.38	(6.38)	3,089.00	2,849.62	19,154.00
7410 LANDSCAPE MAINT	0.00	0.00	0.00	0.00	0.00	500.00
7415 LANDSCAPE CONTRACT	665.00	665.38	(0.38)	1,330.00	1,330.76	7,992.00

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7425 TREE PRUNING	0.00	0.00	0.00	0.00	0.00	250.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	0.00	1,200.00
7460 FENCE REPAIRS	0.00	686.88	(686.88)	500.00	5,400.51	500.00
TOTAL LANDSCAPE MAINT	665.00	1,352.26	(687.26)	1,830.00	6,731.27	10,442.00
7630 SNOW REMOVAL	2,000.00	1,070.00	930.00	3,737.00	1,976.00	7,614.00
TOTAL SNOW/ROAD MAINT	2,000.00	1,070.00	930.00	3,737.00	1,976.00	7,614.00
TOTAL EXPENSES	5,079.00	5,780.78	(701.78)	15,257.00	14,885.51	54,936.00
NET PROFIT/LOSS	(551.00)	(525.36)	25.64	(5,801.00)	(4,993.93)	0.00

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES	1,400.00	1,400.00	0.00	2,800.00	2,800.00	16,800.00
9350 INTEREST INCOME	0.00	1.23	1.23	0.00	2.94	0.00
TOTAL REVENUE	1,400.00	1,401.23	1.23	2,800.00	2,802.94	16,800.00
EXPENSE						
9548 LANDSCAPING	0.00	0.00	0.00	0.00	0.00	2,500.00
9550 RETAINING WALL	0.00	4,136.20	(4,136.20)	0.00	4,136.20	0.00
TOTAL EXPENSES	0.00	4,136.20	(4,136.20)	0.00	4,136.20	2,500.00
EXCESS/LOSS OF RESERVES	1,400.00	(2,734.97)	(4,134.97)	2,800.00	(1,333.26)	14,300.00