

CHARTERWOOD AT LAKEWOOD ESTATES

AS OF JANUARY 31, 2017

ASSETS

CASH

1012 CASH-US BANK	(123.47)
1021 RES-US BANK	41,782.26

TOTAL CASH	<u>41,658.79</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	1,738.50
1130 DUE FROM OPERATING	2,900.00

TOTAL RECEIVABLES	<u>4,638.50</u>
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TOTAL ASSETS	<u><u>46,297.29</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	6,708.85
2190 DUE TO RESERVES	2,900.00

TOTAL LIABILITIES	<u>9,608.85</u>
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EQUITY

2940 CURRENT EARNINGS	(3,066.86)
2941 CURRENT EARNINGS	3,066.86
2950 RESERVE FUND-PRIOR	37,148.24
2955 RESERVE FUND-CURRENT	1,401.71
2960 OPERATING FUND-PRIOR	2,607.06
2965 OPERATING FD-CURRENT	(4,468.57)

TOTAL EQUITY	<u>36,688.44</u>
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TOT LIABILITY AND EQUITY	<u><u>46,297.29</u></u>
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Budget Comparison Report
AS OF JANUARY 31, 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	\$5,928.00	\$5,928.00	\$71,136.00
5210 LATE FEE CHARGE	100.00	(10.00)	(110.00)	100.00	(10.00)	300.00
5220 COLLECTION COST REC	300.00	118.13	(181.87)	300.00	118.13	300.00
5245 INTEREST INCOME	0.00	0.03	0.03	0.00	0.03	0.00
5450 TRANSFERS TO RESERVE	(1,400.00)	(1,400.00)	0.00	(1,400.00)	(1,400.00)	(16,800.00)
TOTAL INCOME	4,928.00	4,636.16	(291.84)	4,928.00	4,636.16	54,936.00
EXPENSES						
7030 MANAGEMENT FEES	975.00	975.00	0.00	975.00	975.00	11,700.00
7040 LEGAL FEES	400.00	188.22	211.78	400.00	188.22	400.00
7045 LEGAL COLLECTIONS	750.00	37.13	712.87	750.00	37.13	750.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	300.00
7060 PRINTING & COPYING	100.00	12.70	87.30	100.00	12.70	800.00
7062 POSTAGE	151.00	16.70	134.30	151.00	16.70	426.00
7080 NEWSLETTER PRODUCT	125.00	0.00	125.00	125.00	0.00	250.00
7090 MISC ADMINISTRATIVE	0.00	160.73	(160.73)	0.00	160.73	0.00
TOTAL ADMINISTRATIVE	2,501.00	1,390.48	1,110.52	2,501.00	1,390.48	14,626.00
7130 INSURANCE	2,850.00	0.00	2,850.00	2,850.00	0.00	2,850.00
TOTAL TAXES & INSURANCE	2,850.00	0.00	2,850.00	2,850.00	0.00	2,850.00
7240 LIGHTING SUPPLIES	250.00	0.00	250.00	250.00	0.00	250.00
TOTAL BUILDING MAINT	250.00	0.00	250.00	250.00	0.00	250.00
7320 GAS/ELECTRIC	50.00	48.25	1.75	50.00	48.25	600.00
7370 WATER/SEWER	0.00	16.75	(16.75)	0.00	16.75	1,925.00
7371 WASTEWATER	261.00	0.00	261.00	261.00	0.00	261.00
7380 TRASH REMOVAL	1,364.00	1,364.24	(0.24)	1,364.00	1,364.24	16,368.00
TOTAL UTILITIES	1,675.00	1,429.24	245.76	1,675.00	1,429.24	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)	665.00	665.38	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	500.00	4,713.63	(4,213.63)	500.00	4,713.63	500.00
TOTAL LANDSCAPE MAINT	1,165.00	5,379.01	(4,214.01)	1,165.00	5,379.01	10,442.00
7630 SNOW REMOVAL	1,737.00	906.00	831.00	1,737.00	906.00	7,614.00
TOTAL SNOW/ROAD MAINT	1,737.00	906.00	831.00	1,737.00	906.00	7,614.00
TOTAL EXPENSES	10,178.00	9,104.73	1,073.27	10,178.00	9,104.73	54,936.00
NET PROFIT/LOSS	(5,250.00)	(4,468.57)	781.43	(5,250.00)	(4,468.57)	0.00

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES	1,400.00	1,400.00	0.00	1,400.00	1,400.00	16,800.00
9350 INTEREST INCOME	0.00	1.71	1.71	0.00	1.71	0.00
TOTAL REVENUE	1,400.00	1,401.71	1.71	1,400.00	1,401.71	16,800.00
EXPENSE						
9548 LANDSCAPING	0.00	0.00	0.00	0.00	0.00	2,500.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	2,500.00
EXCESS/LOSS OF RESERVES	1,400.00	1,401.71	1.71	1,400.00	1,401.71	14,300.00