

CHEESMAN WILDCREST

AS OF APRIL 30, 2010

ASSETS

CASH

1010 CASH-BANK OF CHOICE	\$11,720.52
1016 RES-BANK OF CHOICE	64,881.06
1017 RES-BOC CD	30,000.00

TOTAL CASH 106,601.58

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	5,136.45
1115 ALLOW FOR BAD DEBT	(2,500.00)
1119 PREPAID INSURANCE	1,505.00
1120 PREPAID EXPENSES	543.00
1121 PREPAID STORM DRAIN	343.00

TOTAL RECEIVABLES 5,027.45

FIXED ASSETS

1610 EQUIPMENT	5,707.78
1620 UNIT #101	56,380.95
1670 ACCUM DEPRECIATION	(62,088.73)

TOTAL ASSETS 111,629.03

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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	3,979.08
2120 PAYROLL TAXES PAYABL	(154.00)
2150 ACCRUED PROPERTY TAX	542.44

TOTAL LIABILITIES

4,367.52

EQUITY

2940 CURRENT EARNINGS	(38,429.18)
2941 CURRENT EARNINGS	38,429.18
2950 OPERATING FD-PRIOR	64,539.91
2955 OPERATING FD-CURRENT	(9,949.10)
2960 RESERVE-PRIOR YEAR	81,150.78
2961 RESERVE-CURRENT YEAR	(28,480.08)

TOTAL EQUITY

107,261.51

TOT LIABILITY AND EQUITY

111,629.03

CHEESMAN WILDCREST

Budget Comparison Report
AS OF APRIL 30, 2010

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 HOMEOWNERS DUES	\$12,756.00	\$12,756.00	\$0.00	\$127,560.00	\$127,560.00	\$0.00
5115 RENTAL INCOME	0.00	0.00	0.00	0.00	115.00	115.00
5210 LATE FEE/INTEREST	42.00	50.00	8.00	420.00	1,000.00	580.00
5220 COLLECTION COS REC	150.00	196.94	46.94	1,500.00	8,450.66	6,950.66
5225 LAUNDRY INCOME	333.00	263.80	(69.20)	3,330.00	3,125.00	(205.00)
5235 TENANT MOVE-IN FEE	16.00	0.00	(16.00)	160.00	25.00	(135.00)
5255 MISC INCOME	20.00	0.00	(20.00)	200.00	175.00	(25.00)
5450 TRANSFER TO RESERVES	(2,000.00)	(2,000.00)	0.00	(20,000.00)	(30,000.00)	(10,000.00)
TOTAL INCOME	11,317.00	11,266.74	(50.26)	113,170.00	110,450.66	(2,719.34)

EXPENSES

7131 GAS	4,500.00	3,220.26	1,279.74	25,200.00	24,882.43	317.57
7132 ELECTRIC	1,500.00	1,109.37	390.63	15,000.00	14,232.49	767.51
7140 WATER/SEWER	750.00	585.06	164.94	7,500.00	7,019.99	480.01
TOTAL UTILITIES	6,750.00	4,914.69	1,835.31	47,700.00	46,134.91	1,565.09
7230 ELEVATOR INSPECTION	66.00	0.00	66.00	660.00	0.00	660.00
7240 POOL INSPECTION	33.00	0.00	33.00	330.00	400.00	(70.00)
7245 BOILER INSPECTION	33.00	0.00	33.00	330.00	140.00	190.00
TOTAL INSPECTION EXP	132.00	0.00	132.00	1,320.00	540.00	780.00
7270 EXTERMINATOR	58.00	126.88	(68.88)	580.00	617.32	(37.32)
7275 ELEVATOR	300.00	318.00	(18.00)	3,000.00	3,018.00	(18.00)
7280 TRASH REMOVAL	400.00	0.00	400.00	4,000.00	1,813.22	2,186.78
7282 RECYCLING	100.00	95.22	4.78	1,000.00	943.16	56.84
7289 ON SITE MGMT	1,042.00	1,000.00	42.00	10,420.00	10,275.00	145.00
7290 RUG CLEANING	133.00	0.00	133.00	1,330.00	0.00	1,330.00
7300 SNOW REMOVAL	0.00	0.00	0.00	300.00	295.00	5.00
7310 FIRE EXT/ALARM	100.00	504.25	(404.25)	1,000.00	4,314.25	(3,314.25)
7320 FLOWERS	120.00	0.00	120.00	120.00	0.00	120.00

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TOTAL MAINTENANCE	2,253.00	2,044.35	208.65	21,750.00	21,275.95	474.05
7375 HVAC-COOLING	0.00	0.00	0.00	2,000.00	2,432.44	(432.44)
7376 HVAC-HEATING	0.00	0.00	0.00	1,800.00	546.89	1,253.11
7380 PLUMBING	200.00	0.00	200.00	2,000.00	959.38	1,040.62
7385 ROOF	0.00	0.00	0.00	0.00	985.00	(985.00)
7387 CONCRETE	58.00	0.00	58.00	580.00	0.00	580.00
7390 SECURITY - TV	20.00	0.00	20.00	200.00	2,263.30	(2,063.30)
7392 ELECTRICAL	125.00	670.70	(545.70)	1,250.00	1,389.93	(139.93)
7394 EXTERIOR REPAIR	150.00	150.00	0.00	1,500.00	2,567.30	(1,067.30)
7395 INTERIOR REPAIR	100.00	0.00	100.00	1,000.00	3,076.18	(2,076.18)
7396 POOL	75.00	0.00	75.00	750.00	395.00	355.00
7397 REPAIRS - UNIT 101	50.00	0.00	50.00	500.00	1,873.26	(1,373.26)
7398 POOL REPAIRS	0.00	0.00	0.00	0.00	2,565.00	(2,565.00)
TOTAL REPAIRS	778.00	820.70	(42.70)	11,580.00	19,053.68	(7,473.68)
7420 MANAGEMENT FEE	900.00	900.00	0.00	9,000.00	9,000.00	0.00
7432 PAYROLL TAXES	0.00	0.00	0.00	1,100.00	953.00	147.00
7441 WORKERS COMP	400.00	0.00	400.00	1,600.00	885.00	715.00
7449 PROP TAX	821.00	0.00	821.00	821.00	748.45	72.55
7455 MANAGER TELEPHONE	100.00	196.63	(96.63)	1,000.00	2,027.73	(1,027.73)
TOTAL MANAGEMENT	2,221.00	1,096.63	1,124.37	13,521.00	13,614.18	(93.18)
7510 HARDWARE/PAINT/LIGHT	125.00	67.12	57.88	1,250.00	987.24	262.76
7515 OFFICE SUPPLIES	10.00	0.00	10.00	100.00	84.84	15.16
7520 CLEANING SUPPLIES	60.00	0.00	60.00	600.00	650.37	(50.37)
7530 POOL SUPPLIES	75.00	0.00	75.00	750.00	0.00	750.00
7540 MISC SUPPLIES	28.00	0.00	28.00	280.00	0.00	280.00
TOTAL SUPPLIES	298.00	67.12	230.88	2,980.00	1,722.45	1,257.55
7825 LEGAL FEES	15.00	0.00	15.00	150.00	162.50	(12.50)
7830 COLLECTIONS	150.00	46.50	103.50	1,500.00	8,250.58	(6,750.58)
7835 AUDIT EXPENSE	0.00	0.00	0.00	300.00	325.00	(25.00)
7845 INSURANCE	800.00	0.00	800.00	8,000.00	7,808.98	191.02
7850 BANK CHARGE	0.00	34.85	(34.85)	0.00	159.98	(159.98)
7855 BAD DEBT	700.00	0.00	700.00	2,800.00	0.00	2,800.00

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7858 WEB SITE	25.00	25.00	0.00	250.00	250.00	0.00
7860 PRINTING & COPYING	55.00	32.00	23.00	550.00	731.32	(181.32)
7862 POSTAGE	50.00	28.45	21.55	500.00	297.73	202.27
7865 MISC ADMIN	10.00	0.00	10.00	100.00	72.50	27.50
TOTAL ADMINISTRATIVE	1,805.00	166.80	1,638.20	14,150.00	18,058.59	(3,908.59)
TOTAL EXPENSES	14,237.00	9,110.29	5,126.71	113,001.00	120,399.76	(7,398.76)
NET PROFIT/LOSS	(2,920.00)	2,156.45	5,076.45	169.00	(9,949.10)	(10,118.10)

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RESERVE REVENUE						
9205 TRANSFER TO RESERVES	2,000.00	2,000.00	0.00	20,000.00	30,000.00	10,000.00
9276 INTEREST INCOME	0.00	38.28	38.28	0.00	574.32	574.32
TOTAL RESERVE REVENUE	2,000.00	2,038.28	38.28	20,000.00	30,574.32	10,574.32
RESERVE EXPENSES						
9430 PAINT & PAPER	0.00	0.00	0.00	0.00	56,690.00	(56,690.00)
9470 LOBBY & POOL REPAIRS	0.00	0.00	0.00	0.00	2,364.40	(2,364.40)
TOTAL RESERVE EXPENSE	0.00	0.00	0.00	0.00	59,054.40	(59,054.40)
EXCESS/LOSS RESERVES	2,000.00	2,038.28	38.28	20,000.00	(28,480.08)	(48,480.08)