

CHEESMAN WILDCREST

AS OF FEBRUARY 28, 2009

ASSETS

CASH			
1010 CASH-BANK OF CHOICE	\$	2,923.82	
1016 RES-BANK OF CHOICE		124,591.66	

TOTAL CASH			127,515.48

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		7,653.94	
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			7,544.94

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

TOTAL ASSETS			135,060.42
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	3,214.31
2120 PAYROLL TAXES PAYABL	11.50
2150 ACCRUED PROPERTY TAX	542.44

TOTAL LIABILITIES

3,768.25

EQUITY

2940 CURRENT EARNINGS	41,784.36
2941 CURRENT EARNINGS	(41,784.36)
2950 OPERATING FD-PRIOR	52,004.37
2955 OPERATING FD-CURRENT	(3,093.50)
2960 RESERVE-PRIOR YEAR	37,503.44
2961 RESERVE-CURRENT YEAR	44,877.86

TOTAL EQUITY

131,292.17

TOT LIABILITY AND EQUITY

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135,060.42
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CHEESMAN WILDCREST

Budget Comparison Report
AS OF FEBRUARY 28, 2009
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	\$ 102,048.00	\$ 102,048.00	\$ 0.00
5210 LATE FEE/INTEREST	50.00	60.00	10.00	400.00	340.00	(60.00)
5215 NSF FEE	0.00	25.00	25.00	0.00	65.00	65.00
5220 COLLECTION COS REC	75.00	0.00	(75.00)	600.00	1,588.50	988.50
5225 LAUNDRY INCOME	317.00	386.50	69.50	2,532.00	2,824.20	292.20
5235 TENANT MOVE-IN FEE	0.00	0.00	0.00	0.00	25.00	25.00
5255 MISC INCOME	30.00	0.00	(30.00)	240.00	175.00	(65.00)
5260 SPECIAL ASSESSMENT	0.00	0.00	0.00	104,706.00	104,706.00	0.00
5450 TRANSFER TO RESERVES	(2,000.00)	(2,000.00)	0.00	(16,000.00)	(26,000.00)	(10,000.00)
5451 TRANS SPECIAL TO RES	0.00	0.00	0.00	(104,706.00)	(102,154.00)	2,552.00
TOTAL INCOME	11,228.00	11,227.50	(0.50)	89,820.00	83,617.70	(6,202.30)
EXPENSES						
7131 GAS	7,000.00	3,938.26	3,061.74	17,800.00	15,288.45	2,511.55
7132 ELECTRIC	1,400.00	1,098.20	301.80	11,400.00	13,063.23	(1,663.23)
7140 WATER/SEWER	0.00	1,361.22	(1,361.22)	6,400.00	6,173.48	226.52
TOTAL UTILITIES	8,400.00	6,397.68	2,002.32	35,600.00	34,525.16	1,074.84
7230 ELEVATOR INSPECTION	0.00	400.00	(400.00)	400.00	780.00	(380.00)
7240 POOL INSPECTION	0.00	0.00	0.00	400.00	400.00	0.00
7245 BOILER INSPECTION	0.00	0.00	0.00	300.00	0.00	300.00
TOTAL INSPECTION EXP	0.00	400.00	(400.00)	1,100.00	1,180.00	(80.00)
7270 EXTERMINATOR	58.00	61.00	(3.00)	464.00	467.00	(3.00)

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	\$	\$	\$	\$	\$	\$
7275 ELEVATOR	300.00	300.00	0.00	2,400.00	2,400.00	0.00
7280 TRASH REMOVAL	400.00	385.59	14.41	3,200.00	2,844.65	355.35
7282 RECYCLING	100.00	92.32	7.68	800.00	780.56	19.44
7289 ON SITE MGMT	1,100.00	1,000.00	100.00	9,600.00	8,250.00	1,350.00
7290 RUG CLEANING	0.00	0.00	0.00	450.00	0.00	450.00
7300 SNOW REMOVAL	100.00	0.00	100.00	400.00	212.19	187.81
7310 FIRE EXT/ALARM	133.00	360.00	(227.00)	1,064.00	932.52	131.48
TOTAL MAINTENANCE	2,191.00	2,198.91	(7.91)	18,378.00	15,886.92	2,491.08
7370 OLD-HVAC	0.00	0.00	0.00	0.00	1,392.23	(1,392.23)
7375 HVAC-COOLING	0.00	296.25	(296.25)	2,400.00	2,704.72	(304.72)
7376 HVAC-HEATING	300.00	0.00	300.00	1,200.00	2,926.37	(1,726.37)
7380 PLUMBING	80.00	0.00	80.00	640.00	1,678.27	(1,038.27)
7387 CONCRETE	0.00	0.00	0.00	700.00	0.00	700.00
7390 SECURITY - TV	20.00	0.00	20.00	160.00	0.00	160.00
7392 ELECTRICAL	50.00	0.00	50.00	400.00	1,209.84	(809.84)
7394 EXTERIOR REPAIR	150.00	680.00	(530.00)	1,200.00	830.00	370.00
7395 INTERIOR REPAIR	300.00	122.00	178.00	2,400.00	1,316.07	1,083.93
7396 POOL	0.00	0.00	0.00	0.00	217.50	(217.50)
7397 REPAIRS - UNIT 101	50.00	0.00	50.00	400.00	0.00	400.00
7398 POOL REPAIRS	50.00	0.00	50.00	400.00	963.47	(563.47)
TOTAL REPAIRS	1,000.00	1,098.25	(98.25)	9,900.00	11,846.24	(1,946.24)
7420 MANAGEMENT FEE	900.00	900.00	0.00	7,200.00	7,200.00	0.00
7430 EMPLOYER FICA	0.00	0.00	0.00	1,100.00	0.00	1,100.00
7432 PAYROLL TAXES	0.00	0.00	0.00	0.00	923.00	(923.00)
7435 DEN OCCUPATIONAL TAX	0.00	0.00	0.00	50.00	0.00	50.00
7441 WORKERS COMP	250.00	0.00	250.00	1,600.00	745.00	855.00
7449 PROF TAX	0.00	820.76	(820.76)	0.00	820.76	(820.76)
7455 MANAGER TELEPHONE	121.00	252.72	(131.72)	968.00	1,198.45	(230.45)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
TOTAL MANAGEMENT	1,271.00	1,973.48	(702.48)	10,918.00	10,887.21	30.79
7510 HARDWARE/PAINT/LIGHT	100.00	70.08	29.92	800.00	705.01	94.99
7515 OFFICE SUPPLIES	20.00	0.00	20.00	160.00	48.42	111.58
7520 CLEANING SUPPLIES	40.00	56.98	(16.98)	320.00	593.01	(273.01)
7530 POOL SUPPLIES	20.00	0.00	20.00	160.00	1,000.98	(840.98)
7540 MISC SUPPLIES	50.00	0.00	50.00	400.00	47.44	352.56
TOTAL SUPPLIES	230.00	127.06	102.94	1,840.00	2,394.86	(554.86)
7825 LEGAL FEES	50.00	0.00	50.00	400.00	117.93	282.07
7830 COLLECTIONS	75.00	0.00	75.00	600.00	1,362.66	(762.66)
7835 AUDIT EXPENSE	0.00	0.00	0.00	1,500.00	275.00	1,225.00
7845 INSURANCE	500.00	569.17	(69.17)	7,000.00	7,145.94	(145.94)
7855 BAD DEBT	0.00	0.00	0.00	0.00	(1,250.00)	1,250.00
7858 WEB SITE	30.00	25.00	5.00	240.00	175.00	65.00
7860 PRINTING & COPYING	100.00	33.80	66.20	800.00	505.90	294.10
7862 POSTAGE	33.00	30.64	2.36	264.00	170.26	93.74
7865 MISC ADMIN	0.00	0.00	0.00	0.00	95.89	(95.89)
TOTAL ADMINISTRATIVE	788.00	658.61	129.39	10,804.00	8,502.69	2,301.31
TOTAL EXPENSES	13,880.00	12,853.99	1,026.01	88,540.00	86,711.20	1,828.80
NET PROFIT/LOSS	(2,652.00)	(1,626.49)	1,025.51	1,280.00	(3,093.50)	(4,373.50)

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RESERVE REVENUE						
9205 TRANSFER TO RESERVES	\$ 2,000.00	\$ 2,000.00	\$ 0.00	\$ 16,000.00	\$ 26,000.00	\$ 10,000.00
9206 TRANS SPECIAL TO RES	0.00	0.00	0.00	104,706.00	102,154.00	(2,552.00)
9276 INTEREST INCOME	0.00	156.04	156.04	0.00	1,509.94	1,509.94
TOTAL RESERVE REVENUE	2,000.00	2,156.04	156.04	120,706.00	129,663.94	8,957.94
RESERVE EXPENSES						
9475 ELEVATOR EXPENSE	0.00	16,355.76	(16,355.76)	0.00	84,786.08	(84,786.08)
TOTAL RESERVE EXPENSE	0.00	16,355.76	(16,355.76)	0.00	84,786.08	(84,786.08)
EXCESS/LOSS RESERVES	2,000.00	(14,199.72)	(16,199.72)	120,706.00	44,877.86	(75,828.14)