

CHEESMAN WILDCREST

AS OF JANUARY 31, 2010

**ASSETS**

**CASH**

1010 CASH-BANK OF CHOICE	\$20,739.13
1016 RES-BANK OF CHOICE	58,765.84
1017 RES-BOC CD	<u>30,000.00</u>

**TOTAL CASH** 109,504.97

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	2,882.48
1115 ALLOW FOR BAD DEBT	(2,500.00)
1119 PREPAID INSURANCE	1,505.00
1120 PREPAID EXPENSES	543.00
1121 PREPAID STORM DRAIN	<u>343.00</u>

**TOTAL RECEIVABLES** 2,773.48

**FIXED ASSETS**

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

**TOTAL ASSETS** 112,278.45

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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	4,005.69
2120 PAYROLL TAXES PAYABL	82.25
2150 ACCRUED PROPERTY TAX	542.44

TOTAL LIABILITIES 4,630.38

EQUITY

2940 CURRENT EARNINGS	(38,042.62)
2941 CURRENT EARNINGS	38,042.62
2950 OPERATING FD-PRIOR	64,539.91
2955 OPERATING FD-CURRENT	(3,447.32)
2960 RESERVE-PRIOR YEAR	81,150.78
2961 RESERVE-CURRENT YEAR	(34,595.30)

TOTAL EQUITY 107,648.07

TOT LIABILITY AND EQUITY 112,278.45

CHEESMAN WILDCREST

Budget Comparison Report  
AS OF JANUARY 31, 2010  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 HOMEOWNERS DUES	\$12,756.00	\$12,964.00	\$208.00	\$89,292.00	\$89,292.00	\$0.00
5115 RENTAL INCOME	0.00	0.00	0.00	0.00	15.00	15.00
5210 LATE FEE/INTEREST	42.00	230.00	188.00	294.00	810.00	516.00
5220 COLLECTION COS REC	150.00	3,044.02	2,894.02	1,050.00	5,698.08	4,648.08
5225 LAUNDRY INCOME	333.00	276.40	(56.60)	2,331.00	2,226.40	(104.60)
5235 TENANT MOVE-IN FEE	16.00	0.00	(16.00)	112.00	0.00	(112.00)
5255 MISC INCOME	20.00	50.00	30.00	140.00	150.00	10.00
5450 TRANSFER TO RESERVES	(2,000.00)	(2,000.00)	0.00	(14,000.00)	(24,000.00)	(10,000.00)
<b>TOTAL INCOME</b>	11,317.00	14,564.42	3,247.42	79,219.00	74,191.48	(5,027.52)

**EXPENSES**

7131 GAS	3,000.00	4,712.93	(1,712.93)	7,700.00	12,680.13	(4,980.13)
7132 ELECTRIC	1,500.00	1,255.43	244.57	10,500.00	10,871.61	(371.61)
7140 WATER/SEWER	750.00	0.00	750.00	5,250.00	5,269.82	(19.82)
<b>TOTAL UTILITIES</b>	5,250.00	5,968.36	(718.36)	23,450.00	28,821.56	(5,371.56)
7230 ELEVATOR INSPECTION	66.00	0.00	66.00	462.00	0.00	462.00
7240 POOL INSPECTION	33.00	0.00	33.00	231.00	400.00	(169.00)
7245 BOILER INSPECTION	33.00	0.00	33.00	231.00	140.00	91.00
<b>TOTAL INSPECTION EXP</b>	132.00	0.00	132.00	924.00	540.00	384.00
7270 EXTERMINATOR	58.00	61.00	(3.00)	406.00	427.00	(21.00)
7275 ELEVATOR	300.00	300.00	0.00	2,100.00	2,100.00	0.00
7280 TRASH REMOVAL	400.00	199.24	200.76	2,800.00	1,397.16	1,402.84
7282 RECYCLING	100.00	94.31	5.69	700.00	658.46	41.54
7289 ON SITE MGMT	1,042.00	1,000.00	42.00	7,294.00	7,250.00	44.00
7290 RUG CLEANING	133.00	0.00	133.00	931.00	0.00	931.00
7300 SNOW REMOVAL	60.00	0.00	60.00	180.00	265.00	(85.00)
7310 FIRE EXT/ALARM	100.00	0.00	100.00	700.00	1,068.75	(368.75)

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<b>TOTAL MAINTENANCE</b>	2,193.00	1,654.55	538.45	15,111.00	13,166.37	1,944.63
7375 HVAC-COOLING	0.00	0.00	0.00	2,000.00	2,432.44	(432.44)
7376 HVAC-HEATING	450.00	0.00	450.00	1,800.00	546.89	1,253.11
7380 PLUMBING	200.00	0.00	200.00	1,400.00	836.88	563.12
7385 ROOF	0.00	0.00	0.00	0.00	985.00	(985.00)
7387 CONCRETE	58.00	0.00	58.00	406.00	0.00	406.00
7390 SECURITY - TV	20.00	0.00	20.00	140.00	1,758.02	(1,618.02)
7392 ELECTRICAL	125.00	0.00	125.00	875.00	719.23	155.77
7394 EXTERIOR REPAIR	150.00	486.31	(336.31)	1,050.00	1,976.69	(926.69)
7395 INTERIOR REPAIR	100.00	0.00	100.00	700.00	842.50	(142.50)
7396 POOL	75.00	0.00	75.00	525.00	395.00	130.00
7397 REPAIRS - UNIT 101	50.00	0.00	50.00	350.00	0.00	350.00
7398 POOL REPAIRS	0.00	0.00	0.00	0.00	2,565.00	(2,565.00)
<b>TOTAL REPAIRS</b>	1,228.00	486.31	741.69	9,246.00	13,057.65	(3,811.65)
7420 MANAGEMENT FEE	900.00	900.00	0.00	6,300.00	6,300.00	0.00
7432 PAYROLL TAXES	1,100.00	0.00	1,100.00	1,100.00	953.00	147.00
7441 WORKERS COMP	400.00	0.00	400.00	1,200.00	885.00	315.00
7455 MANAGER TELEPHONE	100.00	190.65	(90.65)	700.00	1,499.40	(799.40)
<b>TOTAL MANAGEMENT</b>	2,500.00	1,090.65	1,409.35	9,300.00	9,577.40	(277.40)
7510 HARDWARE/PAINT/LIGHT	125.00	0.00	125.00	875.00	869.83	5.17
7515 OFFICE SUPPLIES	10.00	49.84	(39.84)	70.00	74.84	(4.84)
7520 CLEANING SUPPLIES	60.00	0.00	60.00	420.00	477.73	(57.73)
7530 POOL SUPPLIES	75.00	0.00	75.00	525.00	0.00	525.00
7540 MISC SUPPLIES	28.00	0.00	28.00	196.00	0.00	196.00
<b>TOTAL SUPPLIES</b>	298.00	49.84	248.16	2,086.00	1,422.40	663.60
7825 LEGAL FEES	15.00	0.00	15.00	105.00	162.50	(57.50)
7830 COLLECTIONS	150.00	1,914.26	(1,764.26)	1,050.00	4,586.88	(3,536.88)
7835 AUDIT EXPENSE	0.00	0.00	0.00	0.00	325.00	(325.00)
7845 INSURANCE	800.00	500.50	299.50	5,600.00	4,835.98	764.02
7850 BANK CHARGE	0.00	34.35	(34.35)	0.00	58.58	(58.58)
7855 BAD DEBT	700.00	0.00	700.00	2,100.00	0.00	2,100.00
7858 WEB SITE	25.00	25.00	0.00	175.00	175.00	0.00
7860 PRINTING & COPYING	55.00	5.00	50.00	385.00	632.82	(247.82)

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7862 POSTAGE	50.00	30.83	19.17	350.00	224.16	125.84
7865 MISC ADMIN	10.00	27.50	(17.50)	70.00	52.50	17.50
<b>TOTAL ADMINISTRATIVE</b>	1,805.00	2,537.44	(732.44)	9,835.00	11,053.42	(1,218.42)
<b>TOTAL EXPENSES</b>	13,406.00	11,787.15	1,618.85	69,952.00	77,638.80	(7,686.80)
<b>NET PROFIT/LOSS</b>	(2,089.00)	2,777.27	4,866.27	9,267.00	(3,447.32)	(12,714.32)

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<b>RESERVE REVENUE</b>						
9205 TRANSFER TO RESERVES	2,000.00	2,000.00	0.00	14,000.00	24,000.00	10,000.00
9276 INTEREST INCOME	0.00	38.89	38.89	0.00	459.10	459.10
<b>TOTAL RESERVE REVENUE</b>	<b>2,000.00</b>	<b>2,038.89</b>	<b>38.89</b>	<b>14,000.00</b>	<b>24,459.10</b>	<b>10,459.10</b>
<b>RESERVE EXPENSES</b>						
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)
<b>TOTAL RESERVE EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>59,054.40</b>	<b>(59,054.40)</b>
<b>EXCESS/LOSS RESERVES</b>	<b>2,000.00</b>	<b>2,038.89</b>	<b>38.89</b>	<b>14,000.00</b>	<b>(34,595.30)</b>	<b>(48,595.30)</b>