

CHEESMAN WILDCREST

AS OF OCTOBER 31, 2009

ASSETS

CASH			
1010 CASH-BANK OF CHOICE	\$	19,276.61	
1016 RES-BANK OF CHOICE		74,999.92	
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TOTAL CASH			94,276.53
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ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		12,153.95	
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			12,044.95
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FIXED ASSETS			
1610 EQUIPMENT		5,707.78	
1620 UNIT #101		56,380.95	
1670 ACCUM DEPRECIATION		(62,088.73)	
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TOTAL ASSETS			106,321.48
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AS OF OCTOBER 31, 2009

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	2,009.75
2120 PAYROLL TAXES PAYABL	(614.50)
2150 ACCRUED PROPERTY TAX	542.44

TOTAL LIABILITIES

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1,937.69  
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EQUITY

2940 CURRENT EARNINGS	(41,306.90)
2941 CURRENT EARNINGS	41,306.90
2950 OPERATING FD-PRIOR	64,539.91
2955 OPERATING FD-CURRENT	7,054.32
2960 RESERVE-PRIOR YEAR	81,150.78
2961 RESERVE-CURRENT YEAR	(48,361.22)

TOTAL EQUITY

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104,383.79  
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TOT LIABILITY AND EQUITY

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106,321.48  
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CHEESMAN WILDCREST

Budget Comparison Report  
AS OF OCTOBER 31, 2009

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	\$ 12,756.00	\$ 0.00	\$ 51,024.00	\$ 51,024.00	\$ 0.00
5115 RENTAL INCOME	0.00	15.00	15.00	0.00	15.00	15.00
5210 LATE FEE/INTEREST	42.00	80.00	38.00	168.00	370.00	202.00
5220 COLLECTION COS REC	150.00	313.69	163.69	600.00	863.72	263.72
5225 LAUNDRY INCOME	333.00	300.50	(32.50)	1,332.00	1,333.80	1.80
5235 TENANT MOVE-IN FEE	16.00	0.00	(16.00)	64.00	0.00	(64.00)
5255 MISC INCOME	20.00	0.00	(20.00)	80.00	25.00	(55.00)
5450 TRANSFER TO RESERVES	(2,000.00)	(2,000.00)	0.00	(8,000.00)	(8,000.00)	0.00
<b>TOTAL INCOME</b>	<b>11,317.00</b>	<b>11,465.19</b>	<b>148.19</b>	<b>45,268.00</b>	<b>45,631.52</b>	<b>363.52</b>
<b>EXPENSES</b>						
7131 GAS	800.00	779.24	20.76	2,900.00	2,273.14	626.86
7132 ELECTRIC	1,500.00	1,693.30	(193.30)	6,000.00	7,180.33	(1,180.33)
7140 WATER/SEWER	750.00	881.69	(131.69)	3,000.00	4,506.53	(1,506.53)
<b>TOTAL UTILITIES</b>	<b>3,050.00</b>	<b>3,354.23</b>	<b>(304.23)</b>	<b>11,900.00</b>	<b>13,960.00</b>	<b>(2,060.00)</b>
7230 ELEVATOR INSPECTION	66.00	0.00	66.00	264.00	0.00	264.00
7240 POOL INSPECTION	33.00	0.00	33.00	132.00	0.00	132.00
7245 BOILER INSPECTION	33.00	140.00	(107.00)	132.00	140.00	(8.00)
<b>TOTAL INSPECTION EXE</b>	<b>132.00</b>	<b>140.00</b>	<b>(8.00)</b>	<b>528.00</b>	<b>140.00</b>	<b>388.00</b>
7270 EXTERMINATOR	58.00	122.00	(64.00)	232.00	244.00	(12.00)
7275 ELEVATOR	300.00	300.00	0.00	1,200.00	1,200.00	0.00
7280 TRASH REMOVAL	400.00	198.06	201.94	1,600.00	795.36	804.64

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	\$	\$	\$	\$	\$	\$
7282 RECYCLING	100.00	93.74	6.26	400.00	375.02	24.98
7289 ON SITE WGMT	1,042.00	1,000.00	42.00	4,168.00	4,000.00	168.00
7290 RUG CLEANING	133.00	0.00	133.00	532.00	0.00	532.00
7310 FIRE EXT/ALARM	100.00	200.00	(100.00)	400.00	915.00	(515.00)
TOTAL MAINTENANCE	2,133.00	1,913.80	219.20	8,532.00	7,529.38	1,002.62
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	450.00	0.00	450.00
7380 PLUMBING	200.00	0.00	200.00	800.00	454.38	345.62
7387 CONCRETE	58.00	0.00	58.00	232.00	0.00	232.00
7390 SECURITY - TV	20.00	40.00	(20.00)	80.00	1,758.02	(1,678.02)
7392 ELECTRICAL	125.00	146.00	(21.00)	500.00	251.00	249.00
7394 EXTERIOR REPAIR	150.00	152.38	(2.38)	600.00	463.88	136.12
7395 INTERIOR REPAIR	100.00	0.00	100.00	400.00	492.50	(92.50)
7396 POOL	75.00	0.00	75.00	300.00	395.00	(95.00)
7397 REPAIRS - UNIT 101	50.00	0.00	50.00	200.00	0.00	200.00
TOTAL REPAIRS	1,228.00	338.38	889.62	5,562.00	6,247.22	(685.22)
7420 MANAGEMENT FEE	900.00	900.00	0.00	3,600.00	3,600.00	0.00
7441 WORKERS COMP	400.00	443.00	(43.00)	800.00	443.00	357.00
7455 MANAGER TELEPHONE	100.00	163.17	(63.17)	400.00	657.17	(257.17)
TOTAL MANAGEMENT	1,400.00	1,506.17	(106.17)	4,800.00	4,700.17	99.83
7510 HARDWARE/PAINT/LIGHT	125.00	0.00	125.00	500.00	740.57	(240.57)
7515 OFFICE SUPPLIES	10.00	0.00	10.00	40.00	25.00	15.00
7520 CLEANING SUPPLIES	60.00	128.53	(68.53)	240.00	128.53	111.47
7530 POOL SUPPLIES	75.00	0.00	75.00	300.00	0.00	300.00
7540 MISC SUPPLIES	28.00	0.00	28.00	112.00	0.00	112.00
TOTAL SUPPLIES	298.00	128.53	169.47	1,192.00	894.10	297.90

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	\$	\$	\$	\$	\$	\$
7825 LEGAL FEES	15.00	0.00	15.00	60.00	0.00	60.00
7830 COLLECTIONS	150.00	313.69	(163.69)	600.00	863.72	(263.72)
7835 AUDIT EXPENSE	0.00	0.00	0.00	0.00	325.00	(325.00)
7845 INSURANCE	800.00	3,334.48	(2,534.48)	3,200.00	3,334.48	(134.48)
7855 BAD DEBT	700.00	0.00	700.00	1,400.00	0.00	1,400.00
7858 WEB SITE	25.00	25.00	0.00	100.00	100.00	0.00
7860 PRINTING & COPYING	55.00	42.65	12.35	220.00	377.10	(157.10)
7862 POSTAGE	50.00	26.66	23.34	200.00	131.03	68.97
7865 MISC ADMIN	10.00	0.00	10.00	40.00	25.00	15.00
TOTAL ADMINISTRATIVE	1,805.00	3,742.48	(1,937.48)	5,820.00	5,156.33	663.67
TOTAL EXPENSES	10,046.00	11,123.59	(1,077.59)	38,334.00	38,627.20	(293.20)
NET PROFIT/LOSS	1,271.00	341.60	(929.40)	6,934.00	7,004.32	70.32

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RESERVE REVENUE						
9205 TRANSFER TO RESERVES \$	2,000.00	\$ 2,000.00	\$ 0.00	\$ 8,000.00	\$ 8,000.00	\$ 0.00
9276 INTEREST INCOME	0.00	58.71	58.71	0.00	328.78	328.78
TOTAL RESERVE REVENUE	2,000.00	2,058.71	58.71	8,000.00	8,328.78	328.78
RESERVE EXPENSES						
9430 PAINT & PAPER	0.00	0.00	0.00	0.00	56,690.00	(56,690.00)
TOTAL RESERVE EXPENSE	0.00	0.00	0.00	0.00	56,690.00	(56,690.00)
EXCESS/LOSS RESERVES	2,000.00	2,058.71	58.71	8,000.00	(48,361.22)	(56,361.22)