

WEST VILLAGE TOWNHOMES @ LOWRY

AS OF APRIL 30, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	8,273.24	
1022 RES-RBC WEALTH MGMT		4,010.24	
1023 RES-BANK OF CHOICE		16,032.16	

TOTAL CASH			28,315.64

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		5,180.06	
1130 DUE TO RESERVES		32,967.72	
1135 PREPAID EXPENSE		3,055.26	

TOTAL RECEIVABLES			41,203.04

TOTAL ASSETS			69,518.68
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LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		1,750.55	
2190 DUE FROM OPERATING		32,967.72	

TOTAL LIABILITIES			34,718.27

EQUITY			
2930 WORKING CAPITAL		6,650.00	
2935 RETAINED EARNINGS		(246.13)	
2940 CURRENT EARNINGS		7,414.28	
2941 CURRENT EARNINGS		(7,414.28)	
2950 RESERVE FUND-PRIOR		33,392.64	
2955 RESERVE FUND-CURRENT		4,012.01	
2960 OPERATING FUND-PRIOR		(12,410.38)	
2965 OPERATING FD-CURRENT		3,402.27	

TOTAL EQUITY			34,800.41

TOT LIABILITY AND EQUITY			69,518.68
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Budget Comparison Report
AS OF APRIL 30, 2009
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

INCOME	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
5110 ASSESSMENTS	\$ 7,200.00	\$ 7,200.00	\$ 0.00	\$ 28,800.00	\$ 28,800.00	\$ 0.00
5210 LATE FEE CHARGE	20.00	20.00	0.00	80.00	70.00	(10.00)
5220 COLLECTION COST REC	0.00	287.00	287.00	0.00	1,026.00	1,026.00
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	400.00	400.00
5450 TRANSFERS TO RESERVE	(1,000.00)	(1,000.00)	0.00	(4,000.00)	(4,000.00)	0.00
TOTAL INCOME	6,220.00	6,507.00	287.00	24,880.00	26,296.00	1,416.00
EXPENSES						
7030 MANAGEMENT FEES	820.00	820.00	0.00	3,280.00	3,280.00	0.00
7040 LEGAL FEES	25.00	795.00	(770.00)	100.00	870.00	(770.00)
7045 LEGAL COLLECTIONS	0.00	287.00	(287.00)	0.00	1,037.00	(1,037.00)
7060 PRINTING & COPYING	20.00	28.10	(8.10)	80.00	(23.90)	103.90
7062 POSTAGE	30.00	37.89	(7.89)	120.00	(116.28)	236.28
7070 BANK CHARGES	0.00	0.00	0.00	10.00	0.00	10.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	50.00	0.00	50.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	4,000.00	4,334.43	(334.43)
7090 MISC ADMINISTRATIVE	10.00	109.00	(99.00)	40.00	380.80	(340.80)
TOTAL ADMINISTRATIVE	905.00	2,076.99	(1,171.99)	7,680.00	9,762.05	(2,082.05)
7130 INSURANCE	1,400.00	0.00	1,400.00	5,600.00	11,256.39	(5,656.39)
TOTAL TAXES & INSURANCE	1,400.00	0.00	1,400.00	5,600.00	11,256.39	(5,656.39)
7230 BLDG & FACILITY RPR	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	3,000.00	1,371.00	1,629.00
7270 ROOF REPAIRS	0.00	0.00	0.00	300.00	0.00	300.00
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	1,200.00	0.00	1,200.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL BUILDING MAINT	0.00	0.00	0.00	5,500.00	1,371.00	4,129.00
7320 ELECTRIC	15.00	0.00	15.00	60.00	62.95	(2.95)
7370 WATER/SEWER	500.00	0.00	500.00	2,000.00	(1,622.59)	3,622.59
TOTAL UTILITIES	515.00	0.00	515.00	2,060.00	(1,559.64)	3,619.64
7410 LANDSCAPE MAINT	0.00	0.00	0.00	665.00	0.00	665.00
7415 LANDSCAPE CONTRACT	1,525.00	0.00	1,525.00	6,100.00	0.00	6,100.00
7426 TREE/TURF CARE	0.00	527.68	(527.68)	0.00	527.68	(527.68)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	500.00	0.00	500.00
TOTAL LANDSCAPE MAINT	1,525.00	527.68	997.32	7,265.00	527.68	6,737.32
7630 SNOW REMOVAL	0.00	0.00	0.00	4,500.00	1,536.25	2,963.75
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	4,500.00	1,536.25	2,963.75
TOTAL EXPENSES	4,345.00	2,604.67	1,740.33	32,605.00	22,893.73	9,711.27
NET PROFIT/LOSS	1,875.00	3,902.33	2,027.33	(7,725.00)	3,402.27	11,127.27

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	\$ 1,000.00	\$ 1,000.00	\$ 0.00	\$ 4,000.00	\$ 4,000.00	\$ 0.00
9350 INTEREST INCOME	0.00	4.41	4.41	0.00	12.01	12.01
TOTAL REVENUE	1,000.00	1,004.41	4.41	4,000.00	4,012.01	12.01
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	1,000.00	1,004.41	4.41	4,000.00	4,012.01	12.01