

WEST VILLAGE TOWNHOMES @ LOWRY

AS OF OCTOBER 31, 2010

ASSETS

CASH

1012 CASH-US BANK	(821.57)
1024 RES-US BANK	36,213.27

TOTAL CASH

35,391.70

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	713.62
1130 DUE TO RESERVES	25,267.72
1135 PREPAID EXPENSE	651.26

TOTAL RECEIVABLES

26,632.60

TOTAL ASSETS

62,024.30

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	935.96
2190 DUE FROM OPERATING	25,267.72

TOTAL LIABILITIES

26,203.68

EQUITY

2930 WORKING CAPITAL	6,850.00
2935 RETAINED EARNINGS	(246.13)
2940 CURRENT EARNINGS	(1,823.77)
2941 CURRENT EARNINGS	1,823.77
2950 RESERVE FUND-PRIOR	60,117.17
2955 RESERVE FUND-CURRENT	4,042.35
2960 OPERATING FUND-PRIOR	(29,076.65)
2965 OPERATING FD-CURRENT	(5,866.12)

TOTAL EQUITY

35,820.62

TOT LIABILITY AND EQUITY

62,024.30

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

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$7,740.00	\$7,740.00	\$0.00	\$77,400.00	\$77,400.00	\$0.00
5210 LATE FEE CHARGE	20.00	30.00	10.00	200.00	310.00	110.00
5220 COLLECTION COST REC	0.00	0.00	0.00	0.00	11.00	11.00
5245 INTEREST INCOME	0.00	0.02	0.02	0.00	0.11	0.11
5450 TRANSFERS TO RESERVE	(1,300.00)	(1,300.00)	0.00	(13,000.00)	(13,000.00)	0.00
TOTAL INCOME	6,460.00	6,470.02	10.02	64,600.00	64,721.11	121.11
EXPENSES						
7030 MANAGEMENT FEES	820.00	820.00	0.00	8,200.00	8,200.00	0.00
7040 LEGAL FEES	75.00	0.00	75.00	750.00	0.00	750.00
7045 LEGAL COLLECTIONS	0.00	0.00	0.00	0.00	2.71	(2.71)
7055 AUDIT FEES	0.00	0.00	0.00	1,575.00	1,575.00	0.00
7060 PRINTING & COPYING	20.00	5.00	15.00	200.00	193.95	6.05
7062 POSTAGE	10.00	32.26	(22.26)	100.00	320.62	(220.62)
7070 BANK CHARGES	10.00	0.00	10.00	100.00	136.16	(36.16)
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	25.00	0.00	25.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	2,500.00	0.00	2,500.00
7090 MISC ADMINISTRATIVE	50.00	34.00	16.00	500.00	910.46	(410.46)
TOTAL ADMINISTRATIVE	985.00	891.26	93.74	13,950.00	11,338.90	2,611.10
7130 INSURANCE	1,584.00	0.00	1,584.00	15,840.00	13,059.85	2,780.15
TOTAL TAXES & INSURANCE	1,584.00	0.00	1,584.00	15,840.00	13,059.85	2,780.15
7230 BLDG & FACILITY RPR	0.00	0.00	0.00	1,500.00	227.64	1,272.36
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	3,000.00	3,089.41	(89.41)
7270 ROOF REPAIRS	0.00	0.00	0.00	500.00	0.00	500.00
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	800.00	1,365.00	(565.00)
7295 INS CLAIM-WATER DAM	0.00	1,210.00	(1,210.00)	0.00	4,220.65	(4,220.65)
TOTAL BUILDING MAINT	0.00	1,210.00	(1,210.00)	5,800.00	8,902.70	(3,102.70)
7320 ELECTRIC	22.00	25.44	(3.44)	220.00	286.17	(66.17)

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7370 WATER/SEWER	500.00	1,836.79	(1,336.79)	5,000.00	7,394.99	(2,394.99)
7371 WASTEWATER	1,230.00	0.00	1,230.00	1,230.00	1,216.90	13.10
TOTAL UTILITIES	1,752.00	1,862.23	(110.23)	6,450.00	8,898.06	(2,448.06)
7410 LANDSCAPE MAINT	0.00	0.00	0.00	600.00	446.89	153.11
7415 LANDSCAPE CONTRACT	1,582.00	2,371.38	(789.38)	15,820.00	18,971.04	(3,151.04)
7426 TREE/TURF CARE	300.00	0.00	300.00	3,000.00	2,926.13	73.87
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	400.00	1,164.91	(764.91)
TOTAL LANDSCAPE MAINT	1,882.00	2,371.38	(489.38)	19,820.00	23,508.97	(3,688.97)
7630 SNOW REMOVAL	950.00	0.00	950.00	3,800.00	4,878.75	(1,078.75)
TOTAL SNOW/ROAD MAINT	950.00	0.00	950.00	3,800.00	4,878.75	(1,078.75)
TOTAL EXPENSES	7,153.00	6,334.87	818.13	65,660.00	70,587.23	(4,927.23)
NET PROFIT/LOSS	(693.00)	135.15	828.15	(1,060.00)	(5,866.12)	(4,806.12)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	1,300.00	1,300.00	0.00	13,000.00	13,000.00	0.00
9350 INTEREST INCOME	0.00	6.21	6.21	0.00	160.85	160.85
TOTAL REVENUE	1,300.00	1,306.21	6.21	13,000.00	13,160.85	160.85
EXPENSE						
9535 TREES	0.00	0.00	0.00	0.00	423.50	(423.50)
9537 LANDSCAPE	0.00	0.00	0.00	0.00	5,970.00	(5,970.00)
9538 BENCHES	0.00	0.00	0.00	0.00	2,725.00	(2,725.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	9,118.50	(9,118.50)
EXCESS/LOSS OF RESERVES	1,300.00	1,306.21	6.21	13,000.00	4,042.35	(8,957.65)