

THE VILLAGES @ HIGHLANDS RANCH

AS OF OCTOBER 31, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	1,278.22	
1022 RES-RBC WEALTH MGMT		153,967.74	
TOTAL CASH			155,245.96
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		5,643.70	
1115 ALLOW FOR BAD DEBT		(2,500.00)	
1130 DUE TO RESERVES		25,000.00	
1134 PREPAID INSURANCE		1,223.00	
TOTAL RECEIVABLES			29,366.70
TOTAL ASSETS			184,612.66
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		18,967.35	
2190 DUE FROM OPERATING		25,000.00	
TOTAL LIABILITIES			43,967.35
EQUITY			
2930 WORKING CAPITAL		54,616.00	
2940 CURRENT EARNINGS		38,863.11	
2941 CURRENT EARNINGS		(38,863.11)	
2950 RESERVE FUND-PRIOR		116,297.43	
2955 RESERVE FUND-CURRENT		32,617.88	
2960 OPERATING FUND-PRIOR		(69,131.23)	
2965 OPERATING FD-CURRENT		6,245.23	
TOTAL EQUITY			140,645.31
TOT LIABILITY AND EQUITY			184,612.66

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PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

INCOME	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
5110 ASSESSMENTS	\$ 26,809.00	\$ 26,809.00	\$ 0.00	\$ 268,090.00	\$ 268,090.00	\$ 0.00
5111 UTILITIES REIMBURSED	(159.00)	(159.00)	0.00	(1,590.00)	(1,590.00)	0.00
5210 LATE FEE CHARGE	0.00	110.00	110.00	0.00	1,119.64	1,119.64
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	345.00	202.72	(142.28)	3,450.00	2,431.50	(1,018.50)
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	495.00	495.00
5255 MISC INCOME	0.00	7.00	7.00	0.00	51.00	51.00
5450 TRANSFERS TO RESERVE	(3,200.00)	(3,200.00)	0.00	(32,000.00)	(32,000.00)	0.00
<b>TOTAL INCOME</b>	<b>23,795.00</b>	<b>23,769.72</b>	<b>(25.28)</b>	<b>237,950.00</b>	<b>238,617.14</b>	<b>667.14</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	3,000.00	3,000.00	0.00	30,000.00	30,000.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	9,155.24	(8,555.24)
7045 LEGAL COLLECTIONS	345.00	202.72	142.28	3,450.00	2,055.66	1,394.34
7055 AUDIT FEES	0.00	0.00	0.00	1,500.00	300.00	1,200.00
7060 PRINTING & COPYING	155.00	267.52	(112.52)	1,550.00	1,387.82	162.18
7062 POSTAGE	0.00	23.64	(23.64)	0.00	273.57	(273.57)
7081 WEB SITE	0.00	0.00	0.00	0.00	50.00	(50.00)
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	1,000.00	2,647.73	(1,647.73)
7090 MISC ADMINISTRATIVE	65.00	20.00	45.00	650.00	649.70	0.30
<b>TOTAL ADMINISTRATIVE</b>	<b>3,565.00</b>	<b>3,513.88</b>	<b>51.12</b>	<b>38,750.00</b>	<b>46,519.72</b>	<b>(7,769.72)</b>
7120 INCOME TAXES	0.00	0.00	0.00	0.00	(400.00)	400.00
7130 INSURANCE	0.00	0.00	0.00	4,892.00	(1.00)	4,893.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,892.00</b>	<b>(401.00)</b>	<b>5,293.00</b>

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7230 BLDG & FACILITY RPR	\$ 60.00	\$ 0.00	\$ 60.00	\$ 600.00	\$ 351.37	\$ 248.63
7250 LIGHT MAINTENANCE	90.00	84.00	6.00	900.00	1,610.40	(710.40)
7260 FENCE REPAIRS	45.00	241.44	(196.44)	450.00	4,223.60	(3,773.60)
7290 OTHER BUILDING MAINT	50.00	0.00	50.00	250.00	0.00	250.00
TOTAL BUILDING MAINT	245.00	325.44	(80.44)	2,200.00	6,185.37	(3,985.37)
7320 GAS/ELECTRIC	2,000.00	997.24	1,002.76	9,020.00	5,479.46	3,540.54
7370 WATER/SEWER	5,000.00	3,246.47	1,753.53	36,840.00	7,179.72	29,660.28
7380 TRASH REMOVAL	3,540.00	3,428.56	111.44	35,400.00	33,905.51	1,494.49
TOTAL UTILITIES	10,540.00	7,672.27	2,867.73	81,260.00	46,564.69	34,695.31
7410 LANDSCAPE RENOVATION	0.00	3,640.72	(3,640.72)	12,000.00	21,212.12	(9,212.12)
7415 LANDSCAPE CONTRACT	6,395.00	8,495.00	(2,100.00)	55,360.00	57,460.00	(2,100.00)
7440 SPRINKLER SYS MAINT	1,500.00	3,784.97	(2,284.97)	10,500.00	10,311.36	188.64
7550 SNOW REMOVAL	6,500.00	0.00	6,500.00	26,000.00	20,078.59	5,921.41
7551 HAND WATERING	0.00	0.00	0.00	800.00	1,470.00	(670.00)
7590 MISC LANDSCAPE	0.00	0.00	0.00	5,850.00	10,594.90	(4,744.90)
TOTAL GROUNDS MAINTENANCE	14,395.00	15,920.69	(1,525.69)	110,510.00	121,126.97	(10,616.97)
7810 POOL/SPA CONTRACT	663.00	675.00	(12.00)	4,637.00	4,725.00	(88.00)
7815 POOL/SPA SUPPLIES	0.00	0.00	0.00	4,000.00	4,228.96	(228.96)
7820 POOL/SPA REPAIRS	0.00	606.11	(606.11)	2,100.00	3,422.20	(1,322.20)
TOTAL REC/FACILITY EXP	663.00	1,281.11	(618.11)	10,737.00	12,376.16	(1,639.16)
TOTAL EXPENSES	29,408.00	28,713.39	694.61	248,349.00	232,371.91	15,977.09
NET PROFIT/LOSS	(5,613.00)	(4,943.67)	669.33	(10,399.00)	6,245.23	16,644.23

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BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 POOL STRUCTURES	\$ 84.00	\$ 84.00	\$ 0.00	\$ 840.00	\$ 840.00	\$ 0.00
9201 POOL FURNITURE	84.00	84.00	0.00	840.00	840.00	0.00
9205 POOL/SPA	125.00	125.00	0.00	1,250.00	1,250.00	0.00
9210 FENCES	597.00	597.00	0.00	5,970.00	5,970.00	0.00
9220 PAINT/STAIN	317.00	317.00	0.00	3,170.00	3,170.00	0.00
9230 COMMON LIGHTING	95.00	95.00	0.00	950.00	950.00	0.00
9235 CONCRETE	1,563.00	1,563.00	0.00	15,630.00	15,630.00	0.00
9240 TREE REPLACEMENT	335.00	335.00	0.00	3,350.00	3,350.00	0.00
9350 INTEREST INCOME	0.00	328.17	328.17	0.00	617.88	617.88
TOTAL REVENUE	3,200.00	3,528.17	328.17	32,000.00	32,617.88	617.88
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	3,200.00	3,528.17	328.17	32,000.00	32,617.88	617.88