

THE VILLAGES @ HIGHLANDS RANCH

AS OF SEPTEMBER 30, 2008

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	(17,779.60)	
1022 RES-RBC WEALTH MGMT		139,235.50	
		-----	
TOTAL CASH			121,455.90
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ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		6,439.18	
1115 ALLOW FOR BAD DEBT		(2,500.00)	
1130 DUE TO RESERVES		25,000.00	
1134 PREPAID INSURANCE		1,223.00	
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TOTAL RECEIVABLES			30,162.18
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TOTAL ASSETS			151,618.08
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LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		21,053.73	
2190 DUE FROM OPERATING		25,000.00	
		-----	
TOTAL LIABILITIES			46,053.73
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EQUITY			
2930 WORKING CAPITAL		54,616.00	
2940 CURRENT EARNINGS		(24,532.30)	
2941 CURRENT EARNINGS		24,532.30	
2950 RESERVE FUND-PRIOR		144,611.88	
2955 RESERVE FUND-CURRENT		(15,511.20)	
2960 OPERATING FUND-PRIOR		(69,131.23)	
2965 OPERATING FD-CURRENT		(9,021.10)	
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TOTAL EQUITY			105,564.35
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TOT LIABILITY AND EQUITY			151,618.08
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Budget Comparison Report  
AS OF SEPTEMBER 30, 2008

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$ 26,809.00	\$ 26,809.00	\$ 0.00	\$ 241,281.00	\$ 241,281.00	\$ 0.00
5111 UTILITIES REIMBURSED	(159.00)	(159.00)	0.00	(1,431.00)	(1,431.00)	0.00
5210 LATE FEE CHARGE	0.00	(15.00)	(15.00)	0.00	1,295.00	1,295.00
5220 COLLECTION COST REC	250.00	975.74	725.74	2,250.00	3,122.14	872.14
5240 CAPITALIZATION	0.00	165.00	165.00	0.00	330.00	330.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	70.00	70.00
5450 TRANSFERS TO RESERVE	(3,235.00)	(3,235.00)	0.00	(29,115.00)	(29,115.00)	0.00
TOTAL INCOME	23,665.00	24,540.74	875.74	212,985.00	215,552.14	2,567.14
EXPENSES						
7030 MANAGEMENT FEES	3,000.00	3,000.00	0.00	27,000.00	27,000.00	0.00
7040 LEGAL FEES	0.00	31.00	(31.00)	600.00	761.22	(161.22)
7045 LEGAL COLLECTIONS	250.00	1,030.78	(780.78)	2,250.00	2,423.54	(173.54)
7055 AUDIT FEES	0.00	0.00	0.00	1,500.00	1,400.00	100.00
7060 PRINTING & COPYING	200.00	69.85	130.15	1,800.00	1,113.32	686.68
7062 POSTAGE	0.00	30.58	(30.58)	0.00	257.22	(257.22)
7081 WEB SITE	0.00	(25.00)	25.00	0.00	0.00	0.00
7086 BAD DEBT EXPENSE	0.00	78.04	(78.04)	2,000.00	890.36	1,109.64
7090 MISC ADMINISTRATIVE	25.00	65.00	(40.00)	225.00	687.45	(462.45)
TOTAL ADMINISTRATIVE	3,475.00	4,280.25	(805.25)	35,375.00	34,533.11	841.89
7120 INCOME TAXES	0.00	0.00	0.00	0.00	739.32	(739.32)
7130 INSURANCE	0.00	1,042.20	(1,042.20)	4,892.00	5,711.95	(819.95)
TOTAL TAXES & INSURANCE	0.00	1,042.20	(1,042.20)	4,892.00	6,451.27	(1,559.27)
7230 BLDG & FACILITY RPR	60.00	0.00	60.00	540.00	0.00	540.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7250 LIGHT MAINTENANCE	90.00	535.56	(445.56)	810.00	1,483.44	(673.44)
7260 FENCE REPAIRS	45.00	0.00	45.00	405.00	380.23	24.77
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	200.00	0.00	200.00
<b>TOTAL BUILDING MAINT</b>	<b>195.00</b>	<b>535.56</b>	<b>(340.56)</b>	<b>1,955.00</b>	<b>1,863.67</b>	<b>91.33</b>
7320 GAS/ELECTRIC	1,272.00	0.00	1,272.00	5,406.00	6,499.16	(1,093.16)
7370 WATER/SEWER	6,500.00	20,522.98	(14,022.98)	31,840.00	21,946.65	9,893.35
7380 TRASH REMOVAL	3,260.00	3,541.09	(281.09)	29,340.00	31,655.01	(2,315.01)
<b>TOTAL UTILITIES</b>	<b>11,032.00</b>	<b>24,064.07</b>	<b>(13,032.07)</b>	<b>66,586.00</b>	<b>60,100.82</b>	<b>6,485.18</b>
7410 LANDSCAPE RENOVATION	2,500.00	6,735.48	(4,235.48)	15,000.00	21,166.64	(6,166.64)
7415 LANDSCAPE CONTRACT	6,395.00	6,395.00	0.00	48,965.00	55,360.00	(6,395.00)
7426 TREE/TURF SPRAYING	0.00	(475.00)	475.00	0.00	0.00	0.00
7428 FLOWERS	0.00	(6,615.48)	6,615.48	0.00	0.00	0.00
7440 SPRINKLER SYS MAINT	1,500.00	5,797.76	(4,297.76)	9,000.00	14,559.58	(5,559.58)
7550 SNOW REMOVAL	0.00	0.00	0.00	19,500.00	13,792.08	5,707.92
7551 HAND WATERING	0.00	0.00	0.00	800.00	0.00	800.00
7590 MISC LANDSCAPE	1,000.00	513.00	487.00	7,850.00	5,140.24	2,709.76
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>11,395.00</b>	<b>12,350.76</b>	<b>(955.76)</b>	<b>101,115.00</b>	<b>110,018.54</b>	<b>(8,903.54)</b>
7810 POOL/SPA CONTRACT	663.00	1,462.50	(799.50)	3,974.00	4,775.00	(801.00)
7815 POOL/SPA SUPPLIES	0.00	522.36	(522.36)	2,910.00	4,430.63	(1,520.63)
7820 POOL/SPA REPAIRS	0.00	0.00	0.00	2,100.00	2,400.20	(300.20)
<b>TOTAL REC/FACILITY EXP</b>	<b>663.00</b>	<b>1,984.86</b>	<b>(1,321.86)</b>	<b>8,984.00</b>	<b>11,605.83</b>	<b>(2,621.83)</b>
<b>TOTAL EXPENSES</b>	<b>26,760.00</b>	<b>44,257.70</b>	<b>(17,497.70)</b>	<b>218,907.00</b>	<b>224,573.24</b>	<b>(5,666.24)</b>
<b>NET PROFIT/LOSS</b>	<b>(3,095.00)</b>	<b>(19,716.96)</b>	<b>(16,621.96)</b>	<b>(5,922.00)</b>	<b>(9,021.10)</b>	<b>(3,099.10)</b>

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<u>BUDGET</u>	<u>ACTUAL</u>	<u>CURR. VARIANCE</u>	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE</u>
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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	\$ 756.00	\$ 756.00	\$ 0.00
9201 POOL FURNITURE	84.00	84.00	0.00	756.00	756.00	0.00
9205 POOL/SPA	125.00	125.00	0.00	1,125.00	1,125.00	0.00
9210 FENCES	597.00	597.00	0.00	5,373.00	5,373.00	0.00
9220 PAINT/STAIN	317.00	317.00	0.00	2,853.00	2,853.00	0.00
9230 COMMON LIGHTING	95.00	95.00	0.00	855.00	855.00	0.00
9235 CONCRETE	1,598.00	1,598.00	0.00	14,382.00	14,382.00	0.00
9240 TREE REPLACEMENT	335.00	335.00	0.00	3,015.00	3,015.00	0.00
9350 INTEREST INCOME	0.00	325.31	325.31	0.00	3,852.80	3,852.80
TOTAL REVENUE	3,235.00	3,560.31	325.31	29,115.00	32,967.80	3,852.80
EXPENSE						
9520 PAINT/STAIN	0.00	0.00	0.00	0.00	4,953.00	(4,953.00)
9535 CONCRETE	0.00	0.00	0.00	0.00	27,071.00	(27,071.00)
9540 EMERGENCY REPAIRS	0.00	6,000.00	(6,000.00)	0.00	16,455.00	(16,455.00)
TOTAL EXPENSES	0.00	6,000.00	(6,000.00)	0.00	48,479.00	(48,479.00)
EXCESS/LOSS OF RESERVES	3,235.00	(2,439.69)	(5,674.69)	29,115.00	(15,511.20)	(44,626.20)