

WOODRIDGE TERRACE

AS OF OCTOBER 31, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	(1,480.75)	
1022 RES-WASH MUT CD 289		40,852.90	
1023 RES-WASH MUT CD 297		40,852.90	
1030 RES-BANK OF CHOICE		8,093.31	

TOTAL CASH			88,318.36

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		1,901.05	
1112 INTEREST RECEIVABLE		1,568.00	
1115 ALLOW FOR BAD DEBT		(1,500.00)	
1134 PREPAID INSURANCE		1,511.00	
1137 PREPAID INCOME TAX		508.00	
1140 OTHER PREPAIDS		15,493.00	

TOTAL RECEIVABLES			19,481.05

TOTAL ASSETS			107,799.41
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LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		7,936.00	
2170 WORKING CAPITAL REF		7,800.00	

TOTAL LIABILITIES			15,736.00

EQUITY			
2940 CURRENT EARNINGS		(38,123.32)	
2941 CURRENT EARNINGS		38,123.32	
2950 RESERVE FUND--PRIOR		(37,352.09)	
2955 RESERVE FUND-CURRENT		(43,572.63)	
2960 OPERATING FUND-PRIOR		(748.33)	
2965 OPERATING FD-CURRENT		5,449.31	
2966 RESERVE FUND		175,080.36	
2967 RETAINED EARNINGS		(6,088.21)	
2968 EQUITY		(705.00)	

TOTAL EQUITY			92,063.41

TOT LIABILITY AND EQUITY			107,799.41
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WOODRIDGE TERRACE

Budget Comparison Report
AS OF OCTOBER 31, 2009

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$ 22,960.00	\$ 22,960.00	\$ 0.00	\$ 229,600.00	\$ 229,600.00	\$ 275,520.00
5210 LATE FEE CHARGE	42.00	60.00	18.00	420.00	480.00	504.00
5220 COLLECTION COST REC	0.00	12.00	12.00	0.00	1,855.75	0.00
5256 CLUB HOUSE INCOME	25.00	0.00	(25.00)	100.00	150.00	100.00
5450 TRANSFERS TO RESERVE	(5,284.00)	(5,284.00)	0.00	(52,840.00)	(64,840.00)	(63,408.00)
TOTAL INCOME	17,743.00	17,748.00	5.00	177,280.00	167,245.75	212,716.00
EXPENSES						
7030 MANAGEMENT FEES	1,100.00	1,100.00	0.00	11,000.00	11,000.00	13,200.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	1,022.16	600.00
7045 LEGAL COLLECTIONS	225.00	12.00	213.00	900.00	1,178.55	900.00
7055 AUDIT FEES	0.00	0.00	0.00	1,700.00	1,700.00	1,700.00
7060 PRINTING & COPYING	125.00	10.00	115.00	750.00	504.25	1,000.00
7062 POSTAGE	75.00	17.04	57.96	750.00	184.40	900.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	0.00	525.24	0.00
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	22.59	0.00
7090 MISC ADMINISTRATIVE	0.00	25.00	(25.00)	400.00	302.96	450.00
TOTAL ADMINISTRATIVE	1,525.00	1,164.04	360.96	16,100.00	16,440.15	18,750.00
7130 INSURANCE	2,200.00	1,992.49	207.51	17,600.00	20,846.38	22,000.00
TOTAL TAXES & INSURANCE	2,200.00	1,992.49	207.51	17,600.00	20,846.38	22,000.00
7230 BLDG & FACILITY RPR	500.00	165.00	335.00	5,000.00	1,554.51	6,000.00
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	750.00	0.00	750.00
7260 GUTTER MAINTENANCE	2,500.00	0.00	2,500.00	5,000.00	8,978.00	5,000.00
7270 ROOF REPAIRS	0.00	0.00	0.00	750.00	170.00	750.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
7280 PDBG & SEWER MAINT	0.00	0.00	0.00	0.00	90.00	0.00
TOTAL BUILDING MAINT	3,000.00	165.00	2,835.00	11,500.00	10,792.51	12,500.00
7320 GAS	0.00	580.27	(580.27)	0.00	580.27	0.00
7322 GAS/ELECTRIC	325.00	0.00	325.00	4,475.00	3,406.76	5,025.00
7370 WATER/SEWER	0.00	5,096.27	(5,096.27)	47,500.00	33,043.15	52,500.00
7371 WASTEWATER	0.00	0.00	0.00	5,000.00	195.09	5,000.00
7380 TRASH REMOVAL	726.00	1,573.23	(847.23)	7,260.00	7,622.00	8,712.00
TOTAL UTILITIES	1,051.00	7,249.77	(6,198.77)	64,235.00	44,847.27	71,237.00
7410 LANDSCAPE MAINT	500.00	810.00	(310.00)	4,000.00	4,523.12	5,000.00
7415 LANDSCAPE CONTRACT	2,857.00	2,578.00	279.00	28,570.00	25,780.00	34,284.00
7426 TREE/TURE SPRAYING	0.00	65.00	(65.00)	0.00	2,066.00	0.00
7428 FLOWERS	0.00	0.00	0.00	350.00	347.30	350.00
7429 DEEP ROOT WATERING	0.00	0.00	0.00	1,000.00	0.00	1,500.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	2,500.00	2,613.21	2,500.00
7440 SPRINKLER SYS MAINT	1,000.00	2,890.41	(1,890.41)	6,000.00	14,249.87	6,000.00
7460 FENCE REPAIRS	0.00	0.00	0.00	3,500.00	1,500.00	3,500.00
TOTAL LANDSCAPE MAINT	4,357.00	6,343.41	(1,986.41)	45,920.00	51,079.50	53,134.00
7526 PEST CONTROL	500.00	0.00	500.00	1,500.00	545.00	1,500.00
TOTAL GROUNDS MAINTENANCE	500.00	0.00	500.00	1,500.00	545.00	1,500.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	1,500.00	593.00	1,500.00
7630 SNOW REMOVAL	0.00	0.00	0.00	11,500.00	7,714.00	16,500.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	13,000.00	8,307.00	18,000.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7810 POOL/SPA CONTRACT	0.00	500.00	(500.00)	4,180.00	3,500.00	4,180.00
7815 POOL SUPPLIES/CHEMIC	0.00	337.00	(337.00)	1,500.00	2,022.00	1,500.00
7820 POOL REPAIRS	0.00	0.00	0.00	800.00	1,770.00	800.00
7830 POOL FURNITURE	0.00	0.00	0.00	0.00	30.14	0.00
7831 CLUBHOUSE EXPENSE	50.00	100.00	(50.00)	1,150.00	1,616.49	1,250.00
TOTAL REC/FACILITY EXP	50.00	937.00	(887.00)	7,630.00	8,938.63	7,730.00
TOTAL EXPENSES	12,683.00	17,851.71	(5,168.71)	177,485.00	161,796.44	204,851.00
NET PROFIT/LOSS	5,060.00	(103.71)	(5,163.71)	(205.00)	5,449.31	7,865.00

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RESERVE REVENUE						
9201 EXCESS RESERVES	0.00	0.00	0.00	0.00	12,000.00	0.00
9220 PAINTING	2,878.00	2,878.00	0.00	28,780.00	28,780.00	34,536.00
9230 ROOFING	654.00	654.00	0.00	6,540.00	6,540.00	7,848.00
9245 POOL	218.00	218.00	0.00	2,180.00	2,180.00	2,616.00
9250 CONCRETE	325.00	325.00	0.00	3,250.00	3,250.00	3,900.00
9255 ASPHALT	425.00	425.00	0.00	4,250.00	4,250.00	5,100.00
9260 FENCE	784.00	784.00	0.00	7,840.00	7,840.00	9,408.00
9300 COMCAST AGREEMENT	0.00	0.00	0.00	0.00	14,000.00	0.00
9350 INTEREST INCOME	300.00	0.32	(299.68)	3,000.00	2,237.38	3,600.00
TOTAL REVENUE	5,584.00	5,284.32	(299.68)	55,840.00	81,077.38	67,008.00
EXPENSE						
9532 LANDSCAPING	0.00	0.00	0.00	10,000.00	14,865.00	10,000.00
9534 TREE REMOVAL	0.00	0.00	0.00	10,000.00	0.00	10,000.00
9535 POOL	0.00	0.00	0.00	0.00	8,125.00	0.00
9539 PAINTING	0.00	0.00	0.00	55,000.00	54,527.61	55,000.00
9540 CONCRETE	0.00	2,872.50	(2,872.50)	0.00	5,372.50	0.00
9560 FENCE REPAIR	0.00	0.00	0.00	25,000.00	41,740.00	25,000.00
9570 BANK CHARGES	0.00	9.95	(9.95)	0.00	19.90	0.00
TOTAL EXPENSES	0.00	2,882.45	(2,882.45)	100,000.00	124,650.01	100,000.00
EXCESS/LOSS OF RESERVES	5,584.00	2,401.87	(3,182.13)	(44,160.00)	(43,572.63)	(32,992.00)