

AS OF FEBRUARY 28, 2010

**ASSETS**

<b>CASH</b>		
1010 CASH-BANK OF CHOICE	(\$5,667.95)	
1020 RES-BANK OF CHOICE	27,946.59	
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<b>TOTAL CASH</b>		22,278.64
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<b>ACCOUNTS RECEIVABLE</b>		
1110 DUES RECEIVABLE	3,914.01	
1130 DUE FROM RESERVES	5,600.00	
1135 PREPAID EXPENSE	3,435.00	
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<b>TOTAL RECEIVABLES</b>		12,949.01
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<b>TOTAL ASSETS</b>		35,227.65
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**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES</b>		
2115 PREPAID ASSESSMENTS	1,248.00	
2190 DUE TO OPERATING	5,600.00	
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<b>TOTAL LIABILITIES</b>		6,848.00
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<b>EQUITY</b>		
2930 WORKING CAPITAL	10,370.00	
2940 CURRENT EARNINGS	1,012.63	
2941 CURRERNT EARNINGS	(1,012.63)	
2950 RESERVE FUND-PRIOR	27,333.13	
2955 RESERVE FUND-CURRENT	2,085.00	
2960 OPERATING FUND-PRIOR	(10,336.11)	
2965 OPERATING FD-CURRENT	(1,072.37)	
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<b>TOTAL EQUITY</b>		28,379.65
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<b>TOT LIABILITY AND EQUITY</b>		35,227.65
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Budget Comparison Report  
AS OF FEBRUARY 28, 2010PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$6,000.00	\$6,000.00	\$0.00	\$12,000.00	\$12,000.00	\$0.00
5210 LATE FEE CHARGE	15.00	20.00	5.00	30.00	20.00	(10.00)
5220 COLLECTION COST REC	0.00	0.00	0.00	0.00	109.81	109.81
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	30.00	30.00
5450 TRANSFERS TO RESERVE	(1,030.00)	(1,030.00)	0.00	(2,060.00)	(2,060.00)	0.00
<b>TOTAL INCOME</b>	<b>4,985.00</b>	<b>4,990.00</b>	<b>5.00</b>	<b>9,970.00</b>	<b>10,099.81</b>	<b>129.81</b>
<b>EXPENSES</b>						
7130 GAS/ELECTRIC	600.00	697.24	(97.24)	1,200.00	1,400.09	(200.09)
7140 WATER/SEWER	0.00	251.68	(251.68)	600.00	720.22	(120.22)
7141 ANNUAL WASTEWATER	350.00	0.00	350.00	700.00	0.00	700.00
7250 LIGHTING	0.00	0.00	0.00	400.00	0.00	400.00
7272 GARAGE DOOR REPAIR	100.00	249.50	(149.50)	200.00	499.00	(299.00)
7275 ELEVATOR	300.00	0.00	300.00	600.00	883.15	(283.15)
7280 TRASH COLLECTIONS	420.00	405.66	14.34	840.00	806.88	33.12
7285 JANITORIAL	800.00	725.00	75.00	1,600.00	2,187.45	(587.45)
7286 LANDSCAPING	0.00	0.00	0.00	500.00	210.00	290.00
7300 SNOW REMOVAL	150.00	35.00	115.00	300.00	223.00	77.00
7310 FIRE ALARM	50.00	0.00	50.00	100.00	0.00	100.00
7320 FIRE SYSTEM	200.00	0.00	200.00	400.00	0.00	400.00
7321 BUILDING SAFETY	0.00	0.00	0.00	0.00	235.00	(235.00)
7380 PLUMBING/SEWER	25.00	0.00	25.00	50.00	0.00	50.00
7385 ROOF	0.00	0.00	0.00	500.00	0.00	500.00
7390 SECURITY/MISC.	20.00	0.00	20.00	40.00	0.00	40.00
7392 ELECTRICAL	0.00	0.00	0.00	250.00	0.00	250.00
7395 INTERIOR/EXTERIOR	100.00	0.00	100.00	200.00	0.00	200.00
7714 ELEVATOR PHONE	175.00	137.14	37.86	350.00	344.43	5.57
7820 MANAGEMENT	800.00	800.00	0.00	1,600.00	1,600.00	0.00
7821 BANK CHARGES	0.00	27.25	(27.25)	0.00	46.86	(46.86)
7825 LEGAL-MISC	0.00	0.00	0.00	400.00	0.00	400.00
7830 LEGAL COLLECTION	0.00	0.00	0.00	0.00	314.06	(314.06)
7845 INSURANCE	540.00	493.75	46.25	1,080.00	1,469.25	(389.25)
7860 POSTAGE	25.00	29.27	(4.27)	50.00	54.35	(4.35)
7861 MEETINGS	0.00	45.64	(45.64)	20.00	45.64	(25.64)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7862 PRINTING/COPYING	15.00	10.00	5.00	30.00	37.80	(7.80)
7863 MISC ADMIN	30.00	70.00	(40.00)	60.00	95.00	(35.00)
<b>TOTAL EXPENSES</b>	4,700.00	3,977.13	722.87	12,070.00	11,172.18	897.82
<b>NET PROFIT/LOSS</b>	285.00	1,012.87	727.87	(2,100.00)	(1,072.37)	1,027.63

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVE	1,030.00	1,030.00	0.00	2,060.00	2,060.00	0.00
9350 INTEREST INCOME	0.00	15.27	15.27	0.00	25.00	25.00
<b>TOTAL REVENUE</b>	<b>1,030.00</b>	<b>1,045.27</b>	<b>15.27</b>	<b>2,060.00</b>	<b>2,085.00</b>	<b>25.00</b>
<b>EXPENSE</b>						
<b>RESERVE EXPENSE</b>						
<b>EXCESS/LOSS OF RESERVES</b>	<b>1,030.00</b>	<b>1,045.27</b>	<b>15.27</b>	<b>2,060.00</b>	<b>2,085.00</b>	<b>25.00</b>