

THE MEADOWS COMMUNITY ASSOCIATION

AS OF OCTOBER 31, 2009

		ASSETS	
CASH			
1010 CASH-FIRST NATIONAL	\$	130,242.43	
1025 CASH-WELLS FARGO		57,619.24	
1026 W/C-WELLS FARGO		75,526.08	
1030 RES-WELLS FARGO		459,429.59	
		-----	
TOTAL CASH			722,817.34
			-----
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		68,021.88	
1111 ACCRUED INT REC.		3,423.35	
1115 ALLOW FOR BAD DEBT		(10,700.00)	
		-----	
TOTAL RECEIVABLES			60,745.23
			-----
TOTAL ASSETS			783,562.57
			=====
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2110 ACCOUNTS PAYABLE		2,250.00	
2115 PREPAID ASSESSMENTS		7,910.33	
		-----	
TOTAL LIABILITIES			10,160.33
			-----
EQUITY			
2930 WORKING CAPITAL		84,737.92	
2931 FUND BALANCE		10,809.96	
2940 CURRENT EARNINGS		161,633.40	
2941 CURRENT EARNINGS		(161,633.40)	
2950 RESERVE FUND-PRIOR		415,779.85	
2955 RESERVE FUND-CURRENT		4,558.19	
2960 OPERATING FUND-PRIOR		100,441.11	
2965 OPERATING FD-CURRENT		157,075.21	
		-----	
TOTAL EQUITY			773,402.24
			-----
TOT LIABILITY AND EQUITY			783,562.57
			=====

THE MEADOWS COMMUNITY ASSOCIATION

Budget Comparison Report  
AS OF OCTOBER 31, 2009  
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	0.00	0.00	0.00	246,281.00	247,909.57	1,628.57
5210 LATE FEE CHARGE	0.00	2,690.00	2,690.00	0.00	2,680.00	2,680.00
5220 COLLECTION COST REC	2,900.00	2,669.85	(230.15)	5,800.00	8,237.66	2,437.66
5240 CAPITALIZATION	190.00	341.00	151.00	380.00	542.50	162.50
5242 RULES VIOLATIONS	0.00	1,000.00	1,000.00	0.00	2,750.00	2,750.00
5245 INTEREST INCOME	5.00	6.23	1.23	10.00	6.23	(3.77)
<b>TOTAL INCOME</b>	<b>3,095.00</b>	<b>6,707.08</b>	<b>3,612.08</b>	<b>252,471.00</b>	<b>262,125.96</b>	<b>9,654.96</b>
EXPENSES						
7010 RESERVE EXPENSE	2,250.00	2,250.00	0.00	4,500.00	4,500.00	0.00
7030 MANAGEMENT FEES	5,224.00	4,724.00	500.00	10,448.00	10,448.00	0.00
7040 LEGAL FEES	1,000.00	826.68	173.32	2,000.00	1,356.17	643.83
7045 LEGAL COLLECTIONS	2,900.00	2,808.21	91.79	5,800.00	6,620.84	(820.84)
7060 GENERAL & ADMIN.	700.00	130.33	569.67	1,400.00	2,267.49	(867.49)
7070 BANK CHARGES	0.00	47.70	(47.70)	0.00	175.40	(175.40)
7080 COMMUNICATIONS	0.00	0.00	0.00	1,600.00	1,672.91	(72.91)
7086 BAD DEBT EXPENSE	0.00	95.04	(95.04)	0.00	95.04	(95.04)
7090 MISC ADMINISTRATIVE	80.00	0.00	80.00	160.00	0.00	160.00
<b>TOTAL ADMINISTRATIVE</b>	<b>12,154.00</b>	<b>10,861.96</b>	<b>1,272.04</b>	<b>25,908.00</b>	<b>27,135.85</b>	<b>(1,227.85)</b>
7210 AC COMMITTEE	25.00	200.00	(175.00)	50.00	200.00	(150.00)
7215 AC COORDINATOR	500.00	1,000.00	(500.00)	1,000.00	1,000.00	0.00
7220 COVENANT CONTROL	50.00	43.71	6.29	100.00	86.10	13.90
7225 COV. COORDINATOR	3,120.00	3,120.00	0.00	6,240.00	6,240.00	0.00
7230 SOCIAL EVENTS	10,000.00	10,000.00	0.00	10,000.00	10,000.00	0.00

THE MEADOWS COMMUNITY ASSOCIATION

Budget Comparison Report  
AS OF OCTOBER 31, 2009  
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
TOTAL COMMITTEE EXPENSE	13,695.00	14,363.71	(668.71)	17,390.00	17,526.10	(136.10)
7410 LANDSCAPE MAINT	2,700.00	2,369.76	330.24	5,400.00	9,469.13	(4,069.13)
7412 IRRIGATION	4,500.00	7,965.76	(3,465.76)	9,000.00	15,782.80	(6,782.80)
7415 LANDSCAPE PROJECT	0.00	2,125.51	(2,125.51)	15,149.00	2,925.01	12,223.99
7417 FENCING MAINTENANCE	300.00	0.00	300.00	600.00	0.00	600.00
7420 LIGHTING REPAIRS	0.00	0.00	0.00	45.00	0.00	45.00
7551 TRASH REMOVAL	15,543.00	15,543.43	(0.43)	31,086.00	31,086.86	(0.86)
7580 CONTINGENCY	0.00	0.00	0.00	0.00	1,125.00	(1,125.00)
TOTAL COMMON AREA MAINT	23,043.00	28,004.46	(4,961.46)	61,280.00	60,388.80	891.20
TOTAL EXPENSES	48,892.00	53,250.13	(4,358.13)	104,578.00	105,050.75	(472.75)
NET PROFIT/LOSS	(45,797.00)	(46,543.05)	(746.05)	147,893.00	157,075.21	9,182.21

THE MEADOWS COMMUNITY ASSOCIATION

Budget Comparison Report  
AS OF OCTOBER 31, 2009

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	2,250.00	2,250.00	0.00	4,500.00	4,500.00	0.00
9350 INTEREST INCOME	0.00	(17.98)	(17.98)	0.00	58.19	58.19
TOTAL REVENUE	2,250.00	2,232.02	(17.98)	4,500.00	4,558.19	58.19
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	2,250.00	2,232.02	(17.98)	4,500.00	4,558.19	58.19