

THE ENCLAVE @ DTC

AS OF DECEMBER 31, 2009

**ASSETS**

<b>CASH</b>		
1010 CASH-BANK OF CHOICE	(\$9,781.21)	
1020 RES-BANK OF CHOICE	30,391.24	
1030 RES-RBC WEALTH MGMT	117,611.99	
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<b>TOTAL CASH</b>		138,222.02
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<b>ACCOUNTS RECEIVABLE</b>		
1110 DUES RECEIVABLE	6,042.28	
1115 ALLOW FOR BAD DEBT	(4,400.00)	
1133 PREPAID INSURANCE	5,616.33	
1134 PREPAID INCOME TAX	591.00	
1135 PREPAID EXPENSE	2,482.34	
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<b>TOTAL RECEIVABLES</b>		10,331.95
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<b>TOTAL ASSETS</b>		148,553.97
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**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES</b>		
2115 PREPAID ASSESSMENTS	9,290.21	
2170 COMCAST AGREEMENT	8,190.00	
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<b>TOTAL LIABILITIES</b>		17,480.21
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<b>EQUITY</b>		
2930 WORKING CAPITAL	39,360.00	
2940 CURRENT EARNINGS	(317.37)	
2941 CURRENT EARNINGS	317.37	
2950 RESERVE FUND-PRIOR	94,818.87	
2955 RESERVE FUND-CURRENT	18,111.49	
2960 OPERATING FUND-PRIOR	(2,787.74)	
2965 OPERATING FD-CURRENT	(18,428.86)	
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<b>TOTAL EQUITY</b>		131,073.76
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<b>TOT LIABILITY AND EQUITY</b>		148,553.97
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Budget Comparison Report  
AS OF DECEMBER 31, 2009  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$23,584.00	\$23,584.00	\$0.00	\$283,008.00	\$283,008.00	\$0.00
5115 CARPORT INCOME	343.00	343.00	0.00	4,116.00	4,116.00	0.00
5210 LATE FEE CHARGE	309.00	225.00	(84.00)	3,708.00	1,473.64	(2,234.36)
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	0.00	326.38	326.38	0.00	4,668.69	4,668.69
5255 MISC INCOME	25.00	0.00	(25.00)	300.00	106.00	(194.00)
5256 VIOLATIONS	0.00	0.00	0.00	0.00	200.00	200.00
5450 TRANSFERS TO RESERVE	(7,003.00)	7,003.00	14,006.00	(84,036.00)	(70,030.00)	14,006.00
<b>TOTAL INCOME</b>	<b>17,258.00</b>	<b>31,481.38</b>	<b>14,223.38</b>	<b>207,096.00</b>	<b>223,562.33</b>	<b>16,466.33</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,560.00	1,560.00	0.00	18,720.00	18,720.00	0.00
7040 LEGAL FEES	297.00	144.00	153.00	3,564.00	2,764.33	799.67
7045 LEGAL COLLECTIONS	0.00	326.38	(326.38)	0.00	3,424.67	(3,424.67)
7055 AUDIT FEES	0.00	0.00	0.00	2,000.00	1,842.93	157.07
7060 PRINTING & COPYING	60.00	580.90	(520.90)	720.00	2,103.26	(1,383.26)
7062 POSTAGE	63.00	29.62	33.38	756.00	628.97	127.03
7070 BANK CHARGES	0.00	32.20	(32.20)	0.00	32.20	(32.20)
7072 PHONE	50.00	97.39	(47.39)	600.00	1,008.44	(408.44)
7075 LICENSE,PERMITS,DUES	0.00	0.00	0.00	100.00	0.00	100.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	250.00	0.00	250.00
7085 ANNUAL MEETING	0.00	0.00	0.00	100.00	0.00	100.00
7086 BAD DEBT EXPENSE	225.00	0.00	225.00	2,700.00	4,090.30	(1,390.30)
7090 MISC ADMINISTRATIVE	75.00	35.00	40.00	900.00	1,036.90	(136.90)
<b>TOTAL ADMINISTRATIVE</b>	<b>2,330.00</b>	<b>2,805.49</b>	<b>(475.49)</b>	<b>30,410.00</b>	<b>35,652.00</b>	<b>(5,242.00)</b>
7120 INCOME TAXES	0.00	709.00	(709.00)	0.00	709.00	(709.00)
7130 INSURANCE	2,290.00	(1,679.31)	3,969.31	27,480.00	23,261.96	4,218.04
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>2,290.00</b>	<b>(970.31)</b>	<b>3,260.31</b>	<b>27,480.00</b>	<b>23,970.96</b>	<b>3,509.04</b>
7230 BLDG & FACILITY RPR	865.00	0.00	865.00	10,380.00	9,829.72	550.28
7231 JANITORIAL	190.00	362.00	(172.00)	2,280.00	3,036.28	(756.28)

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7232 DOG CLEANUP	135.00	199.50	(64.50)	1,620.00	1,596.00	24.00
7238 FIRE SECURITY	222.00	760.00	(538.00)	2,664.00	10,408.02	(7,744.02)
7239 LOCKS/KEYS	50.00	104.31	(54.31)	600.00	104.31	495.69
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	0.00	1,343.30	(1,343.30)
7245 LIGHT CHECK	250.00	112.50	137.50	3,000.00	4,539.92	(1,539.92)
7250 LIGHT MAINTENANCE	70.00	0.00	70.00	840.00	0.00	840.00
7256 CARPORTS	0.00	0.00	0.00	500.00	0.00	500.00
7260 ROOF/GUTTER MAINT	425.00	0.00	425.00	5,100.00	1,625.00	3,475.00
7280 PLBG & SEWER MAINT	170.00	0.00	170.00	2,040.00	3,358.56	(1,318.56)
7290 OTHER BUILDING MAINT	583.00	0.00	583.00	6,996.00	0.00	6,996.00
7297 REPAIR EXP/HOMEOWNER	0.00	0.00	0.00	0.00	1,119.53	(1,119.53)
<b>TOTAL BUILDING MAINT</b>	<b>2,960.00</b>	<b>1,538.31</b>	<b>1,421.69</b>	<b>36,020.00</b>	<b>36,960.64</b>	<b>(940.64)</b>
7320 GAS/ELECTRIC	682.00	1,377.37	(695.37)	8,184.00	7,318.71	865.29
7370 WATER	1,914.00	686.63	1,227.37	22,968.00	22,916.45	51.55
7371 SEWER	881.00	0.00	881.00	10,572.00	14,805.00	(4,233.00)
7380 TRASH REMOVAL	763.00	866.09	(103.09)	9,156.00	12,315.50	(3,159.50)
<b>TOTAL UTILITIES</b>	<b>4,240.00</b>	<b>2,930.09</b>	<b>1,309.91</b>	<b>50,880.00</b>	<b>57,355.66</b>	<b>(6,475.66)</b>
7410 LANDSCAPE MAINT	1,200.00	0.00	1,200.00	14,400.00	21,295.04	(6,895.04)
7415 LANDSCAPE CONTRACT	1,487.00	1,486.61	0.39	17,844.00	17,199.81	644.19
7430 TREE/SHRUB	500.00	370.00	130.00	6,000.00	4,597.10	1,402.90
7460 FENCE REPAIRS	0.00	0.00	0.00	1,000.00	0.00	1,000.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>3,187.00</b>	<b>1,856.61</b>	<b>1,330.39</b>	<b>39,244.00</b>	<b>43,091.95</b>	<b>(3,847.95)</b>
7525 EXTERMINATING CONTR	117.00	0.00	117.00	1,404.00	1,865.00	(461.00)
<b>TOTAL GROUNDS MAINTENANCI</b>	<b>117.00</b>	<b>0.00</b>	<b>117.00</b>	<b>1,404.00</b>	<b>1,865.00</b>	<b>(461.00)</b>
7615 CONCRETE/ASPHALT	0.00	600.00	(600.00)	2,500.00	5,770.00	(3,270.00)
7630 SNOW REMOVAL	2,000.00	7,459.00	(5,459.00)	12,000.00	14,713.50	(2,713.50)
7635 SIGN PURCH & REPAIRS	0.00	247.68	(247.68)	0.00	247.68	(247.68)
<b>TOTAL SNOW/ROAD MAINT</b>	<b>2,000.00</b>	<b>8,306.68</b>	<b>(6,306.68)</b>	<b>14,500.00</b>	<b>20,731.18</b>	<b>(6,231.18)</b>
7810 POOL/SPA CONTRACT	330.00	0.00	330.00	3,960.00	3,600.00	360.00

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7815 POOL SUPPLIES/CHEMIC	100.00	0.00	100.00	1,200.00	2,466.53	(1,266.53)
7828 EXERCISE RM	46.00	0.00	46.00	552.00	5,147.19	(4,595.19)
7829 CLUBHOUSE	0.00	0.00	0.00	0.00	8,530.08	(8,530.08)
7831 WATER FEATURE	120.00	0.00	120.00	1,440.00	2,620.00	(1,180.00)
<b>TOTAL REC/FACILITY EXP</b>	596.00	0.00	596.00	7,152.00	22,363.80	(15,211.80)
<b>TOTAL EXPENSES</b>	17,720.00	16,466.87	1,253.13	207,090.00	241,991.19	(34,901.19)
<b>NET PROFIT/LOSS</b>	(462.00)	15,014.51	15,476.51	6.00	(18,428.86)	(18,434.86)

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVE	7,003.00	(7,003.00)	(14,006.00)	84,036.00	70,030.00	(14,006.00)
9350 INTEREST INCOME	680.00	643.32	(36.68)	8,160.00	3,476.66	(4,683.34)
<b>TOTAL REVENUE</b>	7,683.00	(6,359.68)	(14,042.68)	92,196.00	73,506.66	(18,689.34)
<b>EXPENSE</b>						
9535 WATER INTRUSION	0.00	0.00	0.00	0.00	7,485.41	(7,485.41)
9539 LANDSCAPING & TREES	0.00	0.00	0.00	0.00	4,003.69	(4,003.69)
9547 DRYER VENT CLEANING	0.00	0.00	0.00	0.00	5,680.07	(5,680.07)
9548 CHIMNEYS	0.00	0.00	0.00	0.00	38,226.00	(38,226.00)
<b>TOTAL EXPENSES</b>	0.00	0.00	0.00	0.00	55,395.17	(55,395.17)
<b>EXCESS/LOSS OF RESERVES</b>	7,683.00	(6,359.68)	(14,042.68)	92,196.00	18,111.49	(74,084.51)