

THE TOWNHOMES AT RED HAWK HOA

AS OF FEBRUARY 28, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	15,650.69	
1030 RES-RBC WEALTH MGMT		252,104.71	

TOTAL CASH			267,755.40

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		28,402.00	

TOTAL RECEIVABLES			28,402.00

TOTAL ASSETS			296,157.40
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LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		9,106.47	

TOTAL LIABILITIES			9,106.47

EQUITY			
2935 RETAINED EARNINGS		141,531.95	
2940 CURRENT EARNINGS		10,302.47	
2941 CURRENT EARNINGS		(10,302.47)	
2950 RESERVE FUND-PRIOR		135,216.51	
2955 RESERVE FUND-CURRENT		24,467.11	
2965 OPERATING FD-CURRENT		(14,164.64)	

TOTAL EQUITY			287,050.93

TOT LIABILITY AND EQUITY			296,157.40
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Budget Comparison Report
AS OF FEBRUARY 28, 2009
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$ 35,000.00	\$ 35,000.00	\$ 0.00	\$ 70,000.00	\$ 70,000.00	\$ 0.00
5210 LATE FEE CHARGE	0.00	650.00	650.00	0.00	650.00	650.00
5215 NSF FEE	0.00	20.00	20.00	0.00	60.00	60.00
5220 COLLECTION COST REC	1,000.00	662.51	(337.49)	2,000.00	887.51	(1,112.49)
5450 TRANSFERS TO RESERVE	(4,433.00)	(19,433.00)	(15,000.00)	(8,866.00)	(23,866.00)	(15,000.00)
TOTAL INCOME	31,567.00	16,899.51	(14,667.49)	63,134.00	47,731.51	(15,402.49)
EXPENSES						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	4,000.00	4,000.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	0.00	1.92	(1.92)
7045 LEGAL COLLECTIONS	1,000.00	575.17	424.83	2,000.00	2,371.90	(371.90)
7060 PRINTING & COPYING	200.00	10.00	190.00	400.00	42.15	357.85
7062 POSTAGE	0.00	21.34	(21.34)	0.00	43.08	(43.08)
7090 MISC ADMINISTRATIVE	65.00	365.00	(300.00)	130.00	406.00	(276.00)
TOTAL ADMINISTRATIVE	3,265.00	2,971.51	293.49	6,530.00	6,865.05	(335.05)
7130 INSURANCE	2,800.00	2,726.58	73.42	5,600.00	8,179.74	(2,579.74)
TOTAL TAXES & INSURANCE	2,800.00	2,726.58	73.42	5,600.00	8,179.74	(2,579.74)
7230 BLDG & FACILITY RPR	1,000.00	0.00	1,000.00	2,000.00	104.96	1,895.04
7250 LIGHT MAINTENANCE	50.00	0.00	50.00	100.00	14.42	85.58
7270 ROOF REPAIRS	400.00	0.00	400.00	800.00	0.00	800.00
7290 OTHER BUILDING MAINT	50.00	2,607.87	(2,557.87)	100.00	2,607.87	(2,507.87)
TOTAL BUILDING MAINT	1,500.00	2,607.87	(1,107.87)	3,000.00	2,727.25	272.75

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7320 ELECTRIC	\$ 765.00	\$ 653.60	\$ 111.40	\$ 1,530.00	\$ 1,333.60	\$ 196.40
7370 WATER/SEWER	12,000.00	11,693.86	306.14	24,000.00	22,379.95	1,620.05
7380 TRASH REMOVAL	1,920.00	1,808.37	111.63	3,840.00	5,291.98	(1,451.98)
TOTAL UTILITIES	14,685.00	14,155.83	529.17	29,370.00	29,005.53	364.47
7415 LANDSCAPE CONTRACT	3,200.00	3,200.00	0.00	6,400.00	9,600.00	(3,200.00)
7520 DOG STATION MAINT	200.00	390.00	(190.00)	400.00	390.00	10.00
7526 PEST CONTROL	150.00	0.00	150.00	150.00	0.00	150.00
7630 SNOW REMOVAL	4,500.00	663.00	3,837.00	8,500.00	5,128.58	3,371.42
7690 MISC LANDSCAPE	300.00	0.00	300.00	600.00	0.00	600.00
TOTAL LANDSCAPE MAINT.	8,350.00	4,253.00	4,097.00	16,050.00	15,118.58	931.42
TOTAL EXPENSES	30,600.00	26,714.79	3,885.21	60,550.00	61,896.15	(1,346.15)
NET PROFIT/LOSS	967.00	(9,815.28)	(10,782.28)	2,584.00	(14,164.64)	(16,748.64)

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RESERVE REVENUE						
9200 TRANSFER TO RESERVE	\$ 0.00	\$ 15,000.00	\$ 15,000.00	\$ 0.00	\$ 15,000.00	\$ 15,000.00
9210 PAINTING	2,400.00	2,400.00	0.00	4,800.00	4,800.00	0.00
9225 ASPHALT	517.00	517.00	0.00	1,034.00	1,034.00	0.00
9230 ROOFS/GUTTERS	200.00	200.00	0.00	400.00	400.00	0.00
9250 CONCRETE	516.00	516.00	0.00	1,032.00	1,032.00	0.00
9265 EMERGENCY CONT	800.00	800.00	0.00	1,600.00	1,600.00	0.00
9350 INTEREST INCOME	0.00	593.66	593.66	0.00	601.11	601.11
TOTAL REVENUE	4,433.00	20,026.66	15,593.66	8,866.00	24,467.11	15,601.11
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	4,433.00	20,026.66	15,593.66	8,866.00	24,467.11	15,601.11