

THE TOWNHOMES AT RED HAWK HOA

AS OF JUNE 30, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	33,846.98	
1030 RES-RBC WEALTH MGMT		212,130.05	

TOTAL CASH			245,977.03

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		27,183.80	

TOTAL RECEIVABLES			27,183.80

TOTAL ASSETS			273,160.83
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LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		16,432.53	

TOTAL LIABILITIES			16,432.53

EQUITY			
2935 RETAINED EARNINGS		141,531.95	
2940 CURRENT EARNINGS		(20,020.16)	
2941 CURRENT EARNINGS		20,020.16	
2950 RESERVE FUND-PRIOR		135,216.51	
2955 RESERVE FUND-CURRENT		(15,507.55)	
2965 OPERATING FD-CURRENT		(4,512.61)	

TOTAL EQUITY			256,728.30

TOT LIABILITY AND EQUITY			273,160.83
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THE TOWNHOMES AT RED HAWK HOA

Budget Comparison Report
AS OF JUNE 30, 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	\$ 210,000.00	\$ 210,000.00	\$ 0.00
5210 LATE FEE CHARGE	0.00	225.00	225.00	0.00	2,000.00	2,000.00
5215 NSF FEE	0.00	60.00	60.00	0.00	120.00	120.00
5220 COLLECTION COST REC	1,000.00	1,071.66	71.66	6,000.00	4,114.28	(1,885.72)
5450 TRANSFERS TO RESERVE	(4,433.00)	(4,433.00)	0.00	(26,598.00)	(41,598.00)	(15,000.00)
TOTAL INCOME	31,567.00	31,923.66	356.66	189,402.00	174,636.28	(14,765.72)
EXPENSES						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	12,000.00	12,000.00	0.00
7040 LEGAL FEES	0.00	2.04	(2.04)	500.00	4.56	495.44
7045 LEGAL COLLECTIONS	1,000.00	1,057.64	(57.64)	6,000.00	5,622.76	377.24
7055 AUDIT FEES	0.00	0.00	0.00	1,500.00	0.00	1,500.00
7060 PRINTING & COPYING	200.00	6.80	193.20	1,200.00	113.10	1,086.90
7062 POSTAGE	0.00	24.72	(24.72)	0.00	147.14	(147.14)
7086 BAD DEBT EXPENSE	0.00	3,738.89	(3,738.89)	5,000.00	3,238.89	1,761.11
7090 MISC ADMINISTRATIVE	65.00	41.00	24.00	390.00	570.00	(180.00)
TOTAL ADMINISTRATIVE	3,265.00	6,871.09	(3,606.09)	26,590.00	21,696.45	4,893.55
7130 INSURANCE	2,800.00	3,120.12	(320.12)	16,800.00	19,695.99	(2,895.99)
TOTAL TAXES & INSURANCE	2,800.00	3,120.12	(320.12)	16,800.00	19,695.99	(2,895.99)
7230 BLDG & FACILITY RPR	1,000.00	92.00	908.00	6,000.00	196.96	5,803.04
7250 LIGHT MAINTENANCE	50.00	0.00	50.00	300.00	14.42	285.58
7270 ROOF REPAIRS	400.00	0.00	400.00	2,400.00	260.00	2,140.00
7290 OTHER BUILDING MAINT	50.00	0.00	50.00	300.00	4,403.78	(4,103.78)
7297 REPAIR EXE/HOMEOWNER	0.00	0.00	0.00	0.00	(105.00)	105.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL BUILDING MAINT	\$ 1,500.00	\$ 92.00	\$ 1,408.00	\$ 9,000.00	\$ 4,770.16	\$ 4,229.84
7320 ELECTRIC	765.00	620.44	144.56	4,590.00	3,860.63	729.37
7370 WATER/SEWER	14,000.00	11,052.06	2,947.94	74,000.00	67,602.09	6,397.91
7380 TRASH REMOVAL	1,920.00	1,801.58	118.42	11,520.00	12,498.30	(978.30)
TOTAL UTILITIES	16,685.00	13,474.08	3,210.92	90,110.00	83,961.02	6,148.98
7410 LANDSCAPE MAINT	1,000.00	0.00	1,000.00	2,000.00	0.00	2,000.00
7415 LANDSCAPE CONTRACT	3,200.00	3,200.00	0.00	19,200.00	22,400.00	(3,200.00)
7430 TREE/SHRUB INSTALL	600.00	0.00	600.00	1,200.00	3,157.50	(1,957.50)
7440 SPRINKLER SYS MAINT	1,500.00	1,806.80	(306.80)	4,500.00	5,738.69	(1,238.69)
7520 DOG STATION MAINT	200.00	390.00	(190.00)	1,200.00	780.00	420.00
7526 PEST CONTROL	150.00	0.00	150.00	450.00	395.00	55.00
7630 SNOW REMOVAL	0.00	0.00	0.00	13,000.00	15,924.08	(2,924.08)
7690 MISC LANDSCAPE	300.00	0.00	300.00	1,800.00	630.00	1,170.00
TOTAL LANDSCAPE MAINT.	6,950.00	5,396.80	1,553.20	43,350.00	49,025.27	(5,675.27)
TOTAL EXPENSES	31,200.00	28,954.09	2,245.91	185,850.00	179,148.89	6,701.11
NET PROFIT/LOSS	367.00	2,969.57	2,602.57	3,552.00	(4,512.61)	(8,064.61)

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Budget Comparison Report
AS OF JUNE 30, 2009
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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 15,000.00	\$ 15,000.00
9210 PAINTING	2,400.00	2,400.00	0.00	14,400.00	14,400.00	0.00
9225 ASPHALT	517.00	517.00	0.00	3,102.00	3,102.00	0.00
9230 ROOFS/GUTTERS	200.00	200.00	0.00	1,200.00	1,200.00	0.00
9250 CONCRETE	516.00	516.00	0.00	3,096.00	3,096.00	0.00
9265 EMERGENCY CONT	800.00	800.00	0.00	4,800.00	4,800.00	0.00
9350 INTEREST INCOME	0.00	1.34	1.34	0.00	1,994.45	1,994.45
TOTAL REVENUE	4,433.00	4,434.34	1.34	26,598.00	43,592.45	16,994.45
EXPENSE						
9559 PAINTING	0.00	59,100.00	(59,100.00)	0.00	59,100.00	(59,100.00)
TOTAL EXPENSES	0.00	59,100.00	(59,100.00)	0.00	59,100.00	(59,100.00)
EXCESS/LOSS OF RESERVES	4,433.00	(54,665.66)	(59,098.66)	26,598.00	(15,507.55)	(42,105.55)

AP Check Register

The Townhomes at Red Hawk HOA

Date Range : 6/1/2009 To 6/30/2009 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001237	06/03/2009	DLC	DLC Landscape	00343	5563	06/03/2009	163.35	0.00	163.35	
				00344	5575	06/03/2009	472.50	0.00	472.50	
				00345	5583	06/03/2009	58.75	0.00	58.75	
				00346	5590	06/03/2009	103.97	0.00	103.97	
				00347	5602	06/03/2009	132.87	0.00	132.87	
Total for Check Number 001237							931.44	0.00	931.44	931.44
001238	06/03/2009	RED	The Townhomes at Red Hawk	00289	2	06/23/2009	4,433.00	0.00	4,433.00	4,433.00
001239	06/03/2009	WES	Western States Prop Svc	00348	060109	06/03/2009	2,072.52	0.00	2,072.52	2,072.52
001240	06/22/2009	AME	American Family Insurance	00349	4298	06/22/2009	3,120.12	0.00	3,120.12	3,120.12
001241	06/22/2009	BEE	Beem Electric	00350	634776	06/22/2009	92.00	0.00	92.00	92.00
001242	06/22/2009	CON	Condello & Associates	00351	36045	06/22/2009	250.00	0.00	250.00	250.00
001243	06/22/2009	DLC	DLC Landscape	00352	5913	06/22/2009	523.57	0.00	523.57	
				00353	5974	06/22/2009	3,200.00	0.00	3,200.00	
				00354	6075	06/22/2009	63.79	0.00	63.79	
Total for Check Number 001243							3,787.36	0.00	3,787.36	3,787.36
001244	06/22/2009	DOG	Dogwood Poop Scoop	00355	61023	06/22/2009	390.00	0.00	390.00	390.00
001245	06/22/2009	HAU	Haulaway Storage	00356	40067	06/22/2009	1,801.58	0.00	1,801.58	1,801.58
001246	06/22/2009	ROT	R J L	00357	26398	06/22/2009	809.68	0.00	809.68	809.68
001247	06/22/2009	WEA	Hydropoint Data Systems	00358	1018411	06/22/2009	288.00	0.00	288.00	288.00
Cash Account 1 Totals							17,975.70	0.00	17,975.70	17,975.70
Property/Company Totals for										
The Townhomes at Red Hawk HOA							17,975.70	0.00	17,975.70	17,975.70