

THE TOWNHOMES AT RED HAWK HOA

AS OF MAY 31, 2010

**ASSETS**

**CASH**

1010 CASH-BANK OF CHOICE \$44,112.79  
1030 RES-RBC WEALTH MGMT 232,995.07

**TOTAL CASH** 277,107.86

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE 24,882.00

**TOTAL RECEIVABLES** 24,882.00

**TOTAL ASSETS** 301,989.86

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS 10,605.55

**TOTAL LIABILITIES** 10,605.55

**EQUITY**

2935 RETAINED EARNINGS 141,531.95  
2940 CURRENT EARNINGS 13,538.24  
2941 CURRENT EARNINGS (13,538.24)  
2950 RESERVE FUND-PRIOR 133,316.22  
2955 RESERVE FUND-CURRENT 7,257.76  
2960 OPERATING FUND-PRIOR 2,997.90  
2965 OPERATING FD-CURRENT 6,280.48

**TOTAL EQUITY** 291,384.31

**TOT LIABILITY AND EQUITY** 301,989.86

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Budget Comparison Report  
AS OF MAY 31, 2010  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$35,000.00	\$35,000.00	\$0.00	\$175,000.00	\$175,000.00	\$0.00
5210 LATE FEE CHARGE	0.00	400.00	400.00	0.00	1,800.00	1,800.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	800.00	326.29	(473.71)	4,000.00	3,027.17	(972.83)
5450 TRANSFERS TO RESERVE	(4,433.00)	(4,433.00)	0.00	(22,165.00)	(22,165.00)	0.00
<b>TOTAL INCOME</b>	<b>31,367.00</b>	<b>31,293.29</b>	<b>(73.71)</b>	<b>156,835.00</b>	<b>157,682.17</b>	<b>847.17</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	2,100.00	2,100.00	0.00	10,500.00	10,500.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	500.00	208.85	291.15
7045 LEGAL COLLECTIONS	800.00	0.00	800.00	4,000.00	3,342.75	657.25
7055 AUDIT FEES	0.00	0.00	0.00	1,500.00	0.00	1,500.00
7060 PRINTING & COPYING	50.00	10.00	40.00	250.00	98.65	151.35
7062 POSTAGE	0.00	17.20	(17.20)	0.00	139.11	(139.11)
7070 BANK CHARGES	0.00	56.44	(56.44)	0.00	274.00	(274.00)
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	2,500.00	2,211.24	288.76
7090 MISC ADMINISTRATIVE	65.00	38.30	26.70	325.00	247.30	77.70
<b>TOTAL ADMINISTRATIVE</b>	<b>3,015.00</b>	<b>2,221.94</b>	<b>793.06</b>	<b>19,575.00</b>	<b>17,021.90</b>	<b>2,553.10</b>
7130 INSURANCE	3,200.00	3,341.47	(141.47)	16,000.00	15,781.79	218.21
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>3,200.00</b>	<b>3,341.47</b>	<b>(141.47)</b>	<b>16,000.00</b>	<b>15,781.79</b>	<b>218.21</b>
7230 BLDG & FACILITY RPR	500.00	0.00	500.00	2,500.00	2,815.24	(315.24)
7250 LIGHT MAINTENANCE	50.00	625.90	(575.90)	250.00	868.30	(618.30)
7270 ROOF REPAIRS	200.00	0.00	200.00	1,000.00	0.00	1,000.00
7285 INSURANCE CLAIM	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)
7290 OTHER BUILDING MAINT	300.00	0.00	300.00	1,500.00	344.22	1,155.78
<b>TOTAL BUILDING MAINT</b>	<b>1,050.00</b>	<b>625.90</b>	<b>424.10</b>	<b>5,250.00</b>	<b>5,027.76</b>	<b>222.24</b>
7320 ELECTRIC	650.00	745.96	(95.96)	3,250.00	3,879.96	(629.96)
7370 WATER/SEWER	12,000.00	13,025.23	(1,025.23)	60,000.00	60,777.44	(777.44)

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7380 TRASH REMOVAL	1,850.00	1,883.76	(33.76)	9,250.00	9,320.32	(70.32)
<b>TOTAL UTILITIES</b>	14,500.00	15,654.95	(1,154.95)	72,500.00	73,977.72	(1,477.72)
7410 LANDSCAPE MAINT	2,000.00	1,029.00	971.00	2,000.00	1,029.00	971.00
7415 LANDSCAPE CONTRACT	3,200.00	3,200.00	0.00	16,000.00	19,200.00	(3,200.00)
7430 TREE/SHRUB INSTALL	600.00	621.66	(21.66)	600.00	621.66	(21.66)
7440 SPRINKLER SYS MAINT	1,554.00	1,411.60	142.40	3,108.00	1,411.60	1,696.40
7520 DOG STATION MAINT	200.00	549.27	(349.27)	1,000.00	1,007.83	(7.83)
7526 PEST CONTROL	0.00	0.00	0.00	300.00	0.00	300.00
7630 SNOW REMOVAL	0.00	0.00	0.00	13,500.00	14,917.80	(1,417.80)
7690 MISC LANDSCAPE	300.00	42.00	258.00	1,500.00	1,404.63	95.37
<b>TOTAL LANDSCAPE MAINT.</b>	7,854.00	6,853.53	1,000.47	38,008.00	39,592.52	(1,584.52)
<b>TOTAL EXPENSES</b>	29,619.00	28,697.79	921.21	151,333.00	151,401.69	(68.69)
<b>NET PROFIT/LOSS</b>	1,748.00	2,595.50	847.50	5,502.00	6,280.48	778.48

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<b>RESERVE REVENUE</b>						
9210 PAINTING	2,400.00	2,400.00	0.00	12,000.00	12,000.00	0.00
9225 ASPHALT	517.00	517.00	0.00	2,585.00	2,585.00	0.00
9230 ROOFS/GUTTERS	200.00	200.00	0.00	1,000.00	1,000.00	0.00
9250 CONCRETE	516.00	516.00	0.00	2,580.00	2,580.00	0.00
9265 EMERGENCY CONT	800.00	800.00	0.00	4,000.00	4,000.00	0.00
9350 INTEREST INCOME	0.00	(57.39)	(57.39)	0.00	580.26	580.26
<b>TOTAL REVENUE</b>	<b>4,433.00</b>	<b>4,375.61</b>	<b>(57.39)</b>	<b>22,165.00</b>	<b>22,745.26</b>	<b>580.26</b>

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>EXPENSE</b>						
9559 PAINTING	0.00	0.00	0.00	0.00	15,487.50	(15,487.50)
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15,487.50</b>	<b>(15,487.50)</b>

<b>EXCESS/LOSS OF RESERVES</b>	<b>4,433.00</b>	<b>4,375.61</b>	<b>(57.39)</b>	<b>22,165.00</b>	<b>7,257.76</b>	<b>(14,907.24)</b>
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