

THE TOWNHOMES AT RED HAWK HOA

AS OF OCTOBER 31, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	26,999.09	
1030 RES-RBC WEALTH MGMT		230,278.05	
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TOTAL CASH			257,277.14
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ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		31,511.53	
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TOTAL RECEIVABLES			31,511.53
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TOTAL ASSETS			288,788.67
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LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		11,144.86	
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TOTAL LIABILITIES			11,144.86
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EQUITY			
2935 RETAINED EARNINGS		141,531.95	
2940 CURRENT EARNINGS		895.35	
2941 CURRENT EARNINGS		(895.35)	
2950 RESERVE FUND-PRIOR		135,216.51	
2955 RESERVE FUND-CURRENT		2,640.45	
2965 OPERATING FD-CURRENT		(1,745.10)	
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TOTAL EQUITY			277,643.81
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TOT LIABILITY AND EQUITY			288,788.67
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Budget Comparison Report  
AS OF OCTOBER 31, 2009

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

INCOME	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
5110 ASSESSMENTS	\$ 35,000.00	\$ 35,000.00	\$ 0.00	\$ 350,000.00	\$ 350,000.00	\$ 0.00
5210 LATE FEE CHARGE	0.00	475.00	475.00	0.00	3,625.00	3,625.00
5215 NSF FEE	0.00	0.00	0.00	0.00	160.00	160.00
5220 COLLECTION COST REC	1,000.00	1,049.20	49.20	10,000.00	7,538.14	(2,461.86)
5255 MISC INCOME	0.00	7.00	7.00	0.00	7.00	7.00
5450 TRANSFERS TO RESERVE	(4,433.00)	(4,433.00)	0.00	(44,330.00)	(59,330.00)	(15,000.00)
TOTAL INCOME	31,567.00	32,098.20	531.20	315,670.00	302,000.14	(13,669.86)
EXPENSES						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	20,000.00	20,000.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	1,000.00	8.76	991.24
7045 LEGAL COLLECTIONS	1,000.00	1,126.90	(126.90)	10,000.00	9,081.96	918.04
7055 AUDIT FEES	0.00	0.00	0.00	1,500.00	0.00	1,500.00
7060 PRINTING & COPYING	200.00	16.60	183.40	2,000.00	191.15	1,808.85
7062 POSTAGE	0.00	24.86	(24.86)	0.00	249.92	(249.92)
7086 BAD DEBT EXPENSE	0.00	996.71	(996.71)	10,000.00	5,736.23	4,263.77
7090 MISC ADMINISTRATIVE	65.00	41.00	24.00	650.00	744.00	(94.00)
TOTAL ADMINISTRATIVE	3,265.00	4,206.07	(941.07)	45,150.00	36,012.02	9,137.98
7130 INSURANCE	2,800.00	3,110.08	(310.08)	28,000.00	32,136.31	(4,136.31)
TOTAL TAXES & INSURANCE	2,800.00	3,110.08	(310.08)	28,000.00	32,136.31	(4,136.31)
7230 BLDG & FACILITY RPR	1,000.00	1,615.12	(615.12)	10,000.00	3,293.53	6,706.47
7250 LIGHT MAINTENANCE	50.00	0.00	50.00	500.00	14.42	485.58
7270 ROOF REPAIRS	400.00	0.00	400.00	4,000.00	260.00	3,740.00
7290 OTHER BUILDING MAINT	50.00	1,326.94	(1,276.94)	500.00	5,979.35	(5,479.35)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
7297 REPAIR EXP/HOMEOWNER	0.00	0.00	0.00	0.00	(105.00)	105.00
TOTAL BUILDING MAINT	1,500.00	2,942.06	(1,442.06)	15,000.00	9,442.30	5,557.70
7320 ELECTRIC	765.00	628.40	136.60	7,650.00	6,338.85	1,311.15
7370 WATER/SEWER	14,000.00	13,932.63	67.37	130,000.00	123,096.59	6,903.41
7380 TRASH REMOVAL	1,920.00	1,844.20	75.80	19,200.00	19,868.30	(668.30)
TOTAL UTILITIES	16,685.00	16,405.23	279.77	156,850.00	149,303.74	7,546.26
7410 LANDSCAPE MAINT	0.00	0.00	0.00	4,000.00	3,048.87	951.13
7415 LANDSCAPE CONTRACT	3,200.00	3,200.00	0.00	32,000.00	35,200.00	(3,200.00)
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	3,000.00	9,051.72	(6,051.72)
7440 SPRINKLER SYS MAINT	0.00	802.78	(802.78)	9,000.00	8,993.73	6.27
7520 DOG STATION MAINT	200.00	0.00	200.00	2,000.00	1,365.00	635.00
7526 PEST CONTROL	150.00	0.00	150.00	750.00	520.00	230.00
7630 SNOW REMOVAL	4,000.00	0.00	4,000.00	17,000.00	15,924.08	1,075.92
7690 MISC LANDSCAPE	300.00	0.00	300.00	3,000.00	2,747.47	252.53
TOTAL LANDSCAPE MAINT.	7,850.00	4,002.78	3,847.22	70,750.00	76,850.87	(6,100.87)
TOTAL EXPENSES	32,100.00	30,666.22	1,433.78	315,750.00	303,745.24	12,004.76
NET PROFIT/LOSS	(533.00)	1,431.98	1,964.98	(80.00)	(1,745.10)	(1,665.10)

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	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	24,000.00	24,000.00	0.00
9225 ASPHALT	517.00	517.00	0.00	5,170.00	5,170.00	0.00
9230 ROOFS/GUTTERS	200.00	200.00	0.00	2,000.00	2,000.00	0.00
9250 CONCRETE	516.00	516.00	0.00	5,160.00	5,160.00	0.00
9265 EMERGENCY CONT	800.00	800.00	0.00	8,000.00	8,000.00	0.00
9350 INTEREST INCOME	0.00	41.06	41.06	0.00	2,410.45	2,410.45
TOTAL REVENUE	4,433.00	4,474.06	41.06	44,330.00	61,740.45	17,410.45
EXPENSE						
9559 PAINTING	0.00	0.00	0.00	0.00	59,100.00	(59,100.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	59,100.00	(59,100.00)
EXCESS/LOSS OF RESERVES	4,433.00	4,474.06	41.06	44,330.00	2,640.45	(41,689.55)