

THE TOWNHOMES AT RED HAWK HOA

AS OF OCTOBER 31, 2011

ASSETS

CASH

1012 CASH-US BANK	(3,787.02)
1030 RES-RBC WEALTH MGMT	252,091.59

TOTAL CASH	<u>248,304.57</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	33,845.62
1130 DUE FROM RESERVES	13,000.00

TOTAL RECEIVABLES	<u>46,845.62</u>
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TOTAL ASSETS	<u><u>295,150.19</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	13,085.94
2190 DUE TO OPERATING	13,000.00

TOTAL LIABILITIES	<u>26,085.94</u>
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EQUITY

2935 RETAINED EARNINGS	141,531.95
2940 CURRENT EARNINGS	19,814.94
2941 CURRENT EARNINGS	(19,814.94)
2950 RESERVE FUND-PRIOR	128,597.58
2955 RESERVE FUND-CURRENT	44,072.92
2960 OPERATING FUND-PRIOR	(20,880.22)
2965 OPERATING FD-CURRENT	(24,257.98)

TOTAL EQUITY	<u>269,064.25</u>
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TOT LIABILITY AND EQUITY	<u><u>295,150.19</u></u>
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THE TOWNHOMES AT RED HAWK HOA

Budget Comparison Report
AS OF OCTOBER 31, 2011

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	\$350,000.00	\$350,000.00	\$0.00
5210 LATE FEE CHARGE	0.00	375.00	375.00	0.00	2,930.50	2,930.50
5215 NSF FEE	0.00	20.00	20.00	0.00	80.00	80.00
5220 COLLECTION COST REC	950.00	1,491.35	541.35	9,500.00	9,119.17	(380.83)
5245 INTEREST INCOME	0.00	0.54	0.54	0.00	6.04	6.04
5450 TRANSFERS TO RESERVE	(4,433.00)	(4,433.00)	0.00	(44,330.00)	(44,330.00)	0.00
TOTAL INCOME	31,517.00	32,453.89	936.89	315,170.00	317,805.71	2,635.71
EXPENSES						
7030 MANAGEMENT FEES	2,150.00	2,150.00	0.00	21,500.00	21,500.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	725.54	(125.54)
7045 LEGAL COLLECTIONS	950.00	1,378.69	(428.69)	9,500.00	8,000.70	1,499.30
7055 AUDIT FEES	0.00	0.00	0.00	1,500.00	450.00	1,050.00
7060 PRINTING & COPYING	50.00	464.45	(414.45)	500.00	1,205.04	(705.04)
7062 POSTAGE	0.00	24.08	(24.08)	0.00	254.34	(254.34)
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	5,000.00	326.50	4,673.50
7090 MISC ADMINISTRATIVE	50.00	56.00	(6.00)	500.00	510.00	(10.00)
TOTAL ADMINISTRATIVE	3,200.00	4,073.22	(873.22)	39,100.00	32,972.12	6,127.88
7130 INSURANCE	3,200.00	3,625.90	(425.90)	32,000.00	32,822.50	(822.50)
TOTAL TAXES & INSURANCE	3,200.00	3,625.90	(425.90)	32,000.00	32,822.50	(822.50)
7230 BLDG & FACILITY RPR	500.00	269.56	230.44	5,000.00	7,337.22	(2,337.22)
7250 LIGHT MAINTENANCE	30.00	0.00	30.00	300.00	244.84	55.16
7270 ROOF REPAIRS	100.00	470.00	(370.00)	1,000.00	1,560.00	(560.00)
7290 OTHER BUILDING MAINT	100.00	0.00	100.00	1,000.00	0.00	1,000.00
TOTAL BUILDING MAINT	730.00	739.56	(9.56)	7,300.00	9,142.06	(1,842.06)
7320 ELECTRIC	760.00	767.61	(7.61)	7,600.00	7,180.76	419.24
7370 WATER/SEWER	14,000.00	18,848.67	(4,848.67)	136,600.00	163,017.56	(26,417.56)
7380 TRASH REMOVAL	1,975.00	2,272.05	(297.05)	19,750.00	21,381.21	(1,631.21)

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TOTAL UTILITIES	16,735.00	21,888.33	(5,153.33)	163,950.00	191,579.53	(27,629.53)
7410 LANDSCAPE MAINT	0.00	0.00	0.00	5,000.00	8,938.65	(3,938.65)
7415 LANDSCAPE CONTRACT	3,200.00	0.00	3,200.00	32,000.00	28,800.00	3,200.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	3,000.00	1,608.37	1,391.63
7440 SPRINKLER SYS MAINT	0.00	3,408.26	(3,408.26)	10,724.00	16,207.03	(5,483.03)
7520 DOG STATION MAINT	200.00	513.91	(313.91)	2,000.00	2,693.73	(693.73)
7526 PEST CONTROL	150.00	0.00	150.00	750.00	808.00	(58.00)
7630 SNOW REMOVAL	4,700.00	0.00	4,700.00	18,800.00	12,928.48	5,871.52
7690 MISC LANDSCAPE	200.00	778.46	(578.46)	2,000.00	3,563.22	(1,563.22)
TOTAL LANDSCAPE MAINT.	8,450.00	4,700.63	3,749.37	74,274.00	75,547.48	(1,273.48)
TOTAL EXPENSES	32,315.00	35,027.64	(2,712.64)	316,624.00	342,063.69	(25,439.69)
NET PROFIT/LOSS	(798.00)	(2,573.75)	(1,775.75)	(1,454.00)	(24,257.98)	(22,803.98)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
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	(15.45)	(15.45)	0.00	(257.08)	(257.08)
TOTAL REVENUE	4,433.00	4,417.55	(15.45)	44,330.00	44,072.92	(257.08)
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	4,433.00	4,417.55	(15.45)	44,330.00	44,072.92	(257.08)