

THE TOWNHOMES AT RED HAWK HOA

AS OF SEPTEMBER 30, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	28,223.34	
1030 RES-RBC WEALTH MGMT		225,803.99	
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TOTAL CASH			254,027.33
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ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		31,563.74	
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TOTAL RECEIVABLES			31,563.74
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TOTAL ASSETS			285,591.07
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		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		13,853.30	
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TOTAL LIABILITIES			13,853.30
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EQUITY			
2935 RETAINED EARNINGS		141,531.95	
2940 CURRENT EARNINGS		(5,010.69)	
2941 CURRENT EARNINGS		5,010.69	
2950 RESERVE FUND-PRIOR		135,216.51	
2955 RESERVE FUND-CURRENT		(1,833.61)	
2965 OPERATING FD-CURRENT		(3,177.08)	
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TOTAL EQUITY			271,737.77
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TOT LIABILITY AND EQUITY			285,591.07
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Budget Comparison Report  
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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	\$ 315,000.00	\$ 315,000.00	\$ 0.00
5210 LATE FEE CHARGE	0.00	375.00	375.00	0.00	3,150.00	3,150.00
5215 NSF FEE	0.00	20.00	20.00	0.00	160.00	160.00
5220 COLLECTION COST REC	1,000.00	562.55	(437.45)	9,000.00	6,488.94	(2,511.06)
5450 TRANSFERS TO RESERVE	(4,433.00)	(4,433.00)	0.00	(39,897.00)	(54,897.00)	(15,000.00)
TOTAL INCOME	31,567.00	31,524.55	(42.45)	284,103.00	269,901.94	(14,201.06)
EXPENSES						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	18,000.00	18,000.00	0.00
7040 LEGAL FEES	0.00	2.40	(2.40)	1,000.00	8.76	991.24
7045 LEGAL COLLECTIONS	1,000.00	609.29	390.71	9,000.00	7,955.06	1,044.94
7055 AUDIT FEES	0.00	0.00	0.00	1,500.00	0.00	1,500.00
7060 PRINTING & COPYING	200.00	13.15	186.85	1,800.00	174.55	1,625.45
7062 POSTAGE	0.00	33.21	(33.21)	0.00	225.06	(225.06)
7086 BAD DEBT EXPENSE	5,000.00	0.00	5,000.00	10,000.00	4,739.52	5,260.48
7090 MISC ADMINISTRATIVE	65.00	41.00	24.00	585.00	703.00	(118.00)
TOTAL ADMINISTRATIVE	8,265.00	2,699.05	5,565.95	41,885.00	31,805.95	10,079.05
7130 INSURANCE	2,800.00	3,110.08	(310.08)	25,200.00	29,026.23	(3,826.23)
TOTAL TAXES & INSURANCE	2,800.00	3,110.08	(310.08)	25,200.00	29,026.23	(3,826.23)
7230 BLDG & FACILITY RFR	1,000.00	148.75	851.25	9,000.00	1,678.41	7,321.59
7250 LIGHT MAINTENANCE	50.00	0.00	50.00	450.00	14.42	435.58
7270 ROOF REPAIRS	400.00	0.00	400.00	3,600.00	260.00	3,340.00
7290 OTHER BUILDING MAINT	50.00	248.63	(198.63)	450.00	4,652.41	(4,202.41)
7297 REPAIR EXP/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	\$ 397.38	\$ 1,102.62	\$ 13,500.00	\$ 6,500.24	\$ 6,999.76
7320 ELECTRIC	765.00	635.40	129.60	6,885.00	5,710.45	1,174.55
7370 WATER/SEWER	14,000.00	14,668.38	(668.38)	116,000.00	109,163.96	6,836.04
7380 TRASH REMOVAL	1,920.00	1,844.20	75.80	17,280.00	18,024.10	(744.10)
TOTAL UTILITIES	16,685.00	17,147.98	(462.98)	140,165.00	132,898.51	7,266.49
7410 LANDSCAPE MAINT	0.00	(3,665.85)	3,665.85	4,000.00	3,048.87	951.13
7415 LANDSCAPE CONTRACT	3,200.00	6,400.00	(3,200.00)	28,800.00	32,000.00	(3,200.00)
7430 TREE/SHRUB INSTALL	600.00	5,764.22	(5,164.22)	3,000.00	9,051.72	(6,051.72)
7440 SPRINKLER SYS MAINT	1,500.00	(5,422.01)	6,922.01	9,000.00	8,190.95	809.05
7520 DOG STATION MAINT	200.00	390.00	(190.00)	1,800.00	1,365.00	435.00
7526 PEST CONTROL	0.00	0.00	0.00	600.00	520.00	80.00
7630 SNOW REMOVAL	0.00	0.00	0.00	13,000.00	15,924.08	(2,924.08)
7690 MISC LANDSCAPE	300.00	745.50	(445.50)	2,700.00	2,747.47	(47.47)
TOTAL LANDSCAPE MAINT.	5,800.00	4,211.86	1,588.14	62,900.00	72,848.09	(9,948.09)
TOTAL EXPENSES	35,050.00	27,566.35	7,483.65	283,650.00	273,079.02	10,570.98
NET PROFIT/LOSS	(3,483.00)	3,958.20	7,441.20	453.00	(3,177.08)	(3,630.08)

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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	21,600.00	21,600.00	0.00
9225 ASPHALT	517.00	517.00	0.00	4,653.00	4,653.00	0.00
9230 ROOFS/GUTTERS	200.00	200.00	0.00	1,800.00	1,800.00	0.00
9250 CONCRETE	516.00	516.00	0.00	4,644.00	4,644.00	0.00
9265 EMERGENCY CONT	800.00	800.00	0.00	7,200.00	7,200.00	0.00
9350 INTEREST INCOME	0.00	0.72	0.72	0.00	2,369.39	2,369.39
TOTAL REVENUE	4,433.00	4,433.72	0.72	39,897.00	57,266.39	17,369.39
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	4,433.72	0.72	39,897.00	(1,833.61)	(41,730.61)