

PRECEDENT AT STONY CREEK HOA

AS OF JANUARY 31, 2010

ASSETS

CURRENT ASSETS

1010 CASH-BANK OF CHOICE	\$12,919.98
1012 RES-BANK OF CHOICE	80,113.25
1013 RES-BOC ROOF SETTLE	<u>441,674.33</u>

TOTAL CASH

534,707.56

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	14,641.11
1115 ALLOW FOR BAD DEBT	(3,000.00)
1116 PREPAID INSURANCE	1,512.00
1130 DUE FROM OPERATING	38,200.00
1132 INCOME TAXES-STATE	<u>39.00</u>

TOTAL RECEIVABLES

51,392.11

TOTAL ASSETS

586,099.67

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	7,090.25
2150 ROOF INS CLAIM 2009	440,489.31
2190 DUE TO RESERVES	<u>38,200.00</u>

TOTAL LIABILITIES

485,779.56

EQUITY

2930 WORKING CAPITAL	26,722.00
2931 REPLACEMENT RESERVE	(12,841.55)
2940 CURRENT EARNINGS	13,637.43
2941 CURRENT EARNINGS	(13,637.43)
2950 RESERVE FUND-PRIOR	(148,249.63)
2955 RESERVE FUND-CURRENT	5,548.08
2960 OPERATING FUND-PRIOR	219,387.80
2965 OPERATING FD-CURRENT	<u>9,753.41</u>

TOTAL EQUITY

100,320.11

TOT LIABILITY AND EQUITY

586,099.67

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

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$21,600.00	\$21,600.00	\$0.00	\$21,600.00	\$21,600.00	\$259,200.00
5210 LATE FEE CHARGE	0.00	50.00	50.00	0.00	50.00	0.00
5220 COLLECTION COST REC	0.00	342.20	342.20	0.00	342.20	0.00
5450 TRANSFERS TO RESERVE	(5,500.00)	(5,500.00)	0.00	(5,500.00)	(5,500.00)	(66,000.00)
TOTAL INCOME	16,100.00	16,492.20	392.20	16,100.00	16,492.20	193,200.00
EXPENSES						
7030 MANAGEMENT FEES	1,300.00	1,300.00	0.00	1,300.00	1,300.00	15,600.00
7040 LEGAL FEES	480.00	531.00	(51.00)	480.00	531.00	480.00
7045 LEGAL COLLECTIONS	0.00	342.20	(342.20)	0.00	342.20	0.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	800.00
7060 PRINTING & COPYING	350.00	5.00	345.00	350.00	5.00	700.00
7062 POSTAGE	500.00	16.33	483.67	500.00	16.33	500.00
7070 BANK CHARGES	0.00	36.35	(36.35)	0.00	36.35	0.00
7080 NEWSLETTER PRODUCT	100.00	(300.00)	400.00	100.00	(300.00)	600.00
7085 ANNUAL MEETING	25.00	0.00	25.00	25.00	0.00	25.00
7090 MISC ADMINISTRATIVE	0.00	61.00	(61.00)	0.00	61.00	0.00
TOTAL ADMINISTRATIVE	2,755.00	1,991.88	763.12	2,755.00	1,991.88	18,705.00
7130 INSURANCE	2,550.00	2,553.58	(3.58)	2,550.00	2,553.58	30,600.00
TOTAL TAXES & INSURANCE	2,550.00	2,553.58	(3.58)	2,550.00	2,553.58	30,600.00
7230 BLDG & FACILITY RPR	250.00	0.00	250.00	250.00	0.00	3,000.00
7250 LIGHT MAINTENANCE	300.00	0.00	300.00	300.00	0.00	300.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	0.00	0.00	4,000.00
TOTAL BUILDING MAINT	550.00	0.00	550.00	550.00	0.00	7,300.00
7320 GAS/ELECTRIC	145.00	21.37	123.63	145.00	21.37	1,740.00
7370 WATER/SEWER	2,000.00	1,087.93	912.07	2,000.00	1,087.93	42,000.00
7371 WASTEWATER	0.00	0.00	0.00	0.00	0.00	23,875.00
7380 TRASH REMOVAL	1,045.00	1,084.03	(39.03)	1,045.00	1,084.03	12,540.00

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TOTAL UTILITIES	3,190.00	2,193.33	996.67	3,190.00	2,193.33	80,155.00
7410 LANDSCAPE MAINT	325.00	0.00	325.00	325.00	0.00	4,175.00
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	0.00	0.00	29,880.00
7425 TREE/SHRUB PRUNING	0.00	0.00	0.00	0.00	0.00	3,000.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	0.00	0.00	3,385.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	0.00	8,000.00
TOTAL LANDSCAPE MAINT	325.00	0.00	325.00	325.00	0.00	48,440.00
7526 PEST CONTROL	0.00	0.00	0.00	0.00	0.00	1,000.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	0.00	0.00	1,000.00
7630 SNOW REMOVAL	1,000.00	0.00	1,000.00	1,000.00	0.00	7,000.00
TOTAL SNOW/ROAD MAINT	1,000.00	0.00	1,000.00	1,000.00	0.00	7,000.00
TOTAL EXPENSES	10,370.00	6,738.79	3,631.21	10,370.00	6,738.79	193,200.00
NET PROFIT/LOSS	5,730.00	9,753.41	4,023.41	5,730.00	9,753.41	0.00

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RESERVE REVENUE						
9200 ASPHALT	1,000.00	1,000.00	0.00	1,000.00	1,000.00	12,000.00
9210 STAINING	2,500.00	2,500.00	0.00	2,500.00	2,500.00	30,000.00
9230 ROOFING	1,500.00	1,500.00	0.00	1,500.00	1,500.00	18,000.00
9250 CONCRETE	500.00	500.00	0.00	500.00	500.00	6,000.00
9350 INTEREST INCOME	100.00	48.08	(51.92)	100.00	48.08	1,200.00
TOTAL REVENUE	5,600.00	5,548.08	(51.92)	5,600.00	5,548.08	67,200.00
EXPENSE						
9500 ROOFS	0.00	0.00	0.00	0.00	0.00	540,000.00
9540 CONCRETE	0.00	0.00	0.00	0.00	0.00	10,000.00
9555 PAINTING	0.00	0.00	0.00	0.00	0.00	20,000.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	570,000.00
EXCESS/LOSS OF RESERVES	5,600.00	5,548.08	(51.92)	5,600.00	5,548.08	(502,800.00)