

PRECEDENT AT STONY CREEK HOA

AS OF NOVEMBER 31, 2009

**ASSETS**

**CURRENT ASSETS**

1010 CASH-BANK OF CHOICE	\$12,904 53
1012 RES-BANK OF CHOICE	67,284 83
1013 RES-BOC ROOF SETTLE	<u>420,368.53</u>

**TOTAL CASH**

500,557 89

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	12,966.59
1115 ALLOW FOR BAD DEBT	(3,000.00)
1116 PREPAID INSURANCE	1,512.00
1130 DUE FROM OPERATING	45,700 00
1132 INCOME TAXES-STATE	<u>39.00</u>

**TOTAL RECEIVABLES**

57,217.59

**TOTAL ASSETS**

557,775.48

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	6,664 25
2150 ROOF INS CLAIM 2009	419,842 58
2190 DUE TO RESERVES	<u>45,700.00</u>

**TOTAL LIABILITIES**

472,206 83

**EQUITY**

2930 WORKING CAPITAL	26,722 00
2931 REPLACEMENT RESERVE	(12,841.55)
2940 CURRENT EARNINGS	21,087 91
2941 CURRENT EARNINGS	(21,087.91)
2950 RESERVE FUND-PRIOR	(169,619 54)
2955 RESERVE FUND-CURRENT	20,930 50
2960 OPERATING FUND-PRIOR	220,219 83
2965 OPERATING FD-CURRENT	<u>157.41</u>

**TOTAL EQUITY**

85,568.65

**TOT LIABILITY AND EQUITY**

557,775.48

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Budget Comparison Report  
AS OF NOVEMBER 30, 2009  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>INCOME</b>						
5110 ASSESSMENTS	\$20,250.00	\$20,250.00	\$0.00	\$222,750.00	\$222,750.00	\$243,000.00
5210 LATE FEE CHARGE	0.00	120.00	120.00	0.00	1,520.00	0.00
5215 NSF FEE	0.00	0.00	0.00	0.00	60.00	0.00
5220 COLLECTION COST REC	0.00	521.85	521.85	0.00	7,744.83	0.00
5240 CAPITALIZATION	0.00	200.00	200.00	0.00	800.00	0.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	158.00	0.00
5450 TRANSFERS TO RESERVE	(5,500.00)	(5,500.00)	0.00	(60,500.00)	(44,000.00)	(66,000.00)
<b>TOTAL INCOME</b>	<b>14,750.00</b>	<b>15,591.85</b>	<b>841.85</b>	<b>162,250.00</b>	<b>189,032.83</b>	<b>177,000.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,300.00	1,300.00	0.00	14,300.00	14,300.00	15,600.00
7040 LEGAL FEES	0.00	0.00	0.00	480.00	1,041.06	480.00
7045 LEGAL COLLECTIONS	0.00	521.85	(521.85)	0.00	7,943.83	0.00
7055 AUDIT FEES	0.00	0.00	0.00	800.00	0.00	800.00
7060 PRINTING & COPYING	0.00	5.00	(5.00)	1,200.00	374.52	1,200.00
7062 POSTAGE	0.00	17.48	(17.48)	750.00	220.27	750.00
7070 BANK CHARGES	0.00	0.00	0.00	0.00	2.00	0.00
7080 NEWSLETTER PRODUCT	100.00	0.00	100.00	600.00	596.99	600.00
7085 ANNUAL MEETING	0.00	0.00	0.00	25.00	0.00	25.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	997.77	0.00
7090 MISC ADMINISTRATIVE	0.00	61.00	(61.00)	0.00	511.00	0.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,400.00</b>	<b>1,905.33</b>	<b>(505.33)</b>	<b>18,155.00</b>	<b>25,987.44</b>	<b>19,455.00</b>
7130 INSURANCE	2,276.00	2,553.58	(277.58)	25,036.00	26,896.14	27,312.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>2,276.00</b>	<b>2,553.58</b>	<b>(277.58)</b>	<b>25,036.00</b>	<b>26,896.14</b>	<b>27,312.00</b>
7230 BLDG & FACILITY RPR	180.00	0.00	180.00	1,980.00	5,390.04	2,160.00
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	300.00	0.00	300.00
7260 GUTTER MAINTENANCE	2,500.00	322.19	2,177.81	5,000.00	572.19	5,000.00
7270 ROOF REPAIRS	0.00	61.00	(61.00)	1,600.00	786.00	1,600.00
<b>TOTAL BUILDING MAINT</b>	<b>2,680.00</b>	<b>383.19</b>	<b>2,296.81</b>	<b>8,880.00</b>	<b>6,748.23</b>	<b>9,060.00</b>

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7320 GAS/ELECTRIC	120.00	21.37	98.63	1,880.00	1,472.84	2,000.00
7370 WATER/SEWER	5,500.00	463.33	5,036.67	38,000.00	38,983.19	38,000.00
7371 WASTEWATER	0.00	0.00	0.00	20,500.00	21,902.40	20,500.00
7380 TRASH REMOVAL	1,045.00	1,029.58	15.42	11,495.00	11,725.94	12,540.00
<b>TOTAL UTILITIES</b>	<b>6,665.00</b>	<b>1,514.28</b>	<b>5,150.72</b>	<b>71,875.00</b>	<b>74,084.37</b>	<b>73,040.00</b>
7410 LANDSCAPE MAINT	350.00	0.00	350.00	3,850.00	7,108.28	4,200.00
7415 LANDSCAPE CONTRACT	3,320.00	2,489.00	831.00	29,880.00	29,874.00	29,880.00
7420 LANDSCAPE RENOVATION	0.00	0.00	0.00	0.00	322.28	0.00
7425 TREE/SHRUB PRUNING	0.00	0.00	0.00	1,000.00	590.00	1,000.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	0.00	255.90	0.00
7431 DEEP ROOT WATERING	0.00	0.00	0.00	0.00	390.00	0.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	7,000.00	10,836.80	7,000.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>3,670.00</b>	<b>2,489.00</b>	<b>1,181.00</b>	<b>41,730.00</b>	<b>49,377.26</b>	<b>42,080.00</b>
7526 PEST CONTROL	0.00	0.00	0.00	553.00	1,072.00	553.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>553.00</b>	<b>1,072.00</b>	<b>553.00</b>
7630 SNOW REMOVAL	1,000.00	1,107.05	(107.05)	4,500.00	4,709.98	5,500.00
<b>TOTAL SNOW/ROAD MAINT</b>	<b>1,000.00</b>	<b>1,107.05</b>	<b>(107.05)</b>	<b>4,500.00</b>	<b>4,709.98</b>	<b>5,500.00</b>
<b>TOTAL EXPENSES</b>	<b>17,691.00</b>	<b>9,952.43</b>	<b>7,738.57</b>	<b>170,729.00</b>	<b>188,875.42</b>	<b>177,000.00</b>
<b>NET PROFIT/LOSS</b>	<b>(2,941.00)</b>	<b>5,639.42</b>	<b>8,580.42</b>	<b>(8,479.00)</b>	<b>157.41</b>	<b>0.00</b>

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<b>RESERVE REVENUE</b>						
9200 ASPHALT	1,000.00	1,000.00	0.00	11,000.00	8,000.00	12,000.00
9210 STAINING	2,500.00	2,500.00	0.00	27,500.00	20,000.00	30,000.00
9230 ROOFING	1,500.00	1,500.00	0.00	16,500.00	12,000.00	18,000.00
9250 CONCRETE	500.00	500.00	0.00	5,500.00	4,000.00	6,000.00
9350 INTEREST INCOME	100.00	51.93	(48.07)	1,100.00	1,541.46	1,200.00
<b>TOTAL REVENUE</b>	<b>5,600.00</b>	<b>5,551.93</b>	<b>(48.07)</b>	<b>61,600.00</b>	<b>45,541.46</b>	<b>67,200.00</b>
<b>EXPENSE</b>						
9520 ASPHALT OVERLAY	0.00	0.00	0.00	0.00	1,850.00	0.00
9537 FRENCH DRAIN	0.00	0.00	0.00	0.00	2,326.76	0.00
9540 CONCRETE	0.00	2,800.00	(2,800.00)	5,000.00	6,200.00	5,000.00
9550 RETAINING WALL	0.00	0.00	0.00	10,000.00	5,500.00	10,000.00
9555 PAINTING	0.00	0.00	0.00	15,000.00	3,954.20	15,000.00
9559 CONSULTING	0.00	0.00	0.00	0.00	4,780.00	0.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>2,800.00</b>	<b>(2,800.00)</b>	<b>30,000.00</b>	<b>24,610.96</b>	<b>30,000.00</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>5,600.00</b>	<b>2,751.93</b>	<b>(2,848.07)</b>	<b>31,600.00</b>	<b>20,930.50</b>	<b>37,200.00</b>