

PRECEDENT AT STONY CREEK HOA

AS OF OCTOBER 31, 2009

		ASSETS	
CURRENT ASSETS			
1010 CASH-BANK OF CHOICE	\$	7,807.98	
1012 RES-BANK OF CHOICE		64,532.90	
1013 RES-BOC ROOF SETTLE		420,368.53	
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TOTAL CASH			492,709.41
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ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		12,225.72	
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		39.00	
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TOTAL RECEIVABLES			56,476.72
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TOTAL ASSETS			549,186.13
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LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		6,466.25	
2150 ROOF INS CLAIM 2009		419,842.58	
2190 DUE TO RESERVES		45,700.00	
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TOTAL LIABILITIES			472,008.83
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EQUITY			
2930 WORKING CAPITAL		26,722.00	
2931 REPLACEMENT RESERVE		(12,841.55)	
2940 CURRENT EARNINGS		12,696.56	
2941 CURRENT EARNINGS		(12,696.56)	
2950 RESERVE FUND-PRIOR		(169,619.54)	
2955 RESERVE FUND-CURRENT		18,178.57	
2960 OPERATING FUND-PRIOR		220,219.83	
2965 OPERATING FD-CURRENT		(5,482.01)	
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TOTAL EQUITY			77,177.30
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TOT LIABILITY AND EQUITY			549,186.13
			=====

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Budget Comparison Report  
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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$ 20,250.00	\$ 20,250.00	\$ 0.00	\$ 202,500.00	\$ 202,500.00	\$ 243,000.00
5210 LATE FEE CHARGE	0.00	220.00	220.00	0.00	1,400.00	0.00
5215 NSF FEE	0.00	20.00	20.00	0.00	60.00	0.00
5220 COLLECTION COST REC	0.00	773.58	773.58	0.00	7,222.98	0.00
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	600.00	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	(55,000.00)	(38,500.00)	(66,000.00)
TOTAL INCOME	14,750.00	15,763.58	1,013.58	147,500.00	173,440.98	177,000.00
EXPENSES						
7030 MANAGEMENT FEES	1,300.00	1,300.00	0.00	13,000.00	13,000.00	15,600.00
7040 LEGAL FEES	0.00	437.00	(437.00)	480.00	1,041.06	480.00
7045 LEGAL COLLECTIONS	0.00	1,179.58	(1,179.58)	0.00	7,421.98	0.00
7055 AUDIT FEES	0.00	0.00	0.00	800.00	0.00	800.00
7060 PRINTING & COPYING	0.00	41.50	(41.50)	1,200.00	369.52	1,200.00
7062 POSTAGE	0.00	17.92	(17.92)	750.00	202.79	750.00
7070 BANK CHARGES	0.00	0.00	0.00	0.00	2.00	0.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	500.00	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	101.00	(101.00)	0.00	450.00	0.00
TOTAL ADMINISTRATIVE	1,300.00	3,077.00	(1,777.00)	16,755.00	24,082.11	19,455.00
7130 INSURANCE	2,276.00	2,553.62	(277.62)	22,760.00	24,342.56	27,312.00
TOTAL TAXES & INSURANCE	2,276.00	2,553.62	(277.62)	22,760.00	24,342.56	27,312.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
7230 BLDG & FACILITY RPR	180.00	1,002.08	(822.08)	1,800.00	5,390.04	2,160.00
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	300.00	0.00	300.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	2,500.00	250.00	5,000.00
7270 ROOF REPAIRS	0.00	0.00	0.00	1,600.00	725.00	1,600.00
TOTAL BUILDING MAINT	180.00	1,002.08	(822.08)	6,200.00	6,365.04	9,060.00
7320 GAS/ELECTRIC	200.00	141.41	58.59	1,760.00	1,451.47	2,000.00
7370 WATER/SEWER	0.00	139.30	(139.30)	32,500.00	38,519.86	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	0.00	1,045.00	10,450.00	10,696.36	12,540.00
TOTAL UTILITIES	1,245.00	280.71	964.29	65,210.00	72,570.09	73,040.00
7410 LANDSCAPE MAINT	350.00	0.00	350.00	3,500.00	7,108.28	4,200.00
7415 LANDSCAPE CONTRACT	3,320.00	2,489.00	831.00	26,560.00	27,385.00	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	1,000.00	2,009.66	(1,009.66)	7,000.00	10,836.80	7,000.00
TOTAL LANDSCAPE MAINT	4,670.00	4,498.66	171.34	38,060.00	46,888.26	42,080.00
7526 PEST CONTROL	0.00	0.00	0.00	553.00	1,072.00	553.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	553.00	1,072.00	553.00
7630 SNOW REMOVAL	0.00	0.00	0.00	3,500.00	3,602.93	5,500.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	3,500.00	3,602.93	5,500.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
TOTAL EXPENSES	9,671.00	11,412.07	(1,741.07)	153,038.00	178,922.99	177,000.00
NET PROFIT/LOSS	5,079.00	4,351.51	(727.49)	(5,538.00)	(5,482.01)	0.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9200 ASPHALT	\$ 1,000.00	\$ 1,000.00	\$ 0.00	\$ 10,000.00	\$ 7,000.00	\$ 12,000.00
9210 STAINING	2,500.00	2,500.00	0.00	25,000.00	17,500.00	30,000.00
9230 ROOFING	1,500.00	1,500.00	0.00	15,000.00	10,500.00	18,000.00
9250 CONCRETE	500.00	500.00	0.00	5,000.00	3,500.00	6,000.00
9350 INTEREST INCOME	100.00	385.72	285.72	1,000.00	1,489.53	1,200.00
TOTAL REVENUE	5,600.00	5,885.72	285.72	56,000.00	39,989.53	67,200.00
EXPENSE						
RESERVE EXPENSE						
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	3,400.00	(3,400.00)	5,000.00	3,400.00	5,000.00
9550 RETAINING WALL	0.00	5,500.00	(5,500.00)	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
TOTAL EXPENSES	0.00	8,900.00	(8,900.00)	30,000.00	21,810.96	30,000.00
EXCESS/LOSS OF RESERVES	5,600.00	(3,014.28)	(8,614.28)	26,000.00	18,178.57	37,200.00