

PRECEDENT AT STONY CREEK HOA

AS OF SEPTEMBER 30, 2011

**ASSETS**

**CURRENT ASSETS**

1011 CASH-US BANK	8,810.51
1014 RES-US BANK	37,861.10
1015 RES-US BANK EMERG	<u>15,002.25</u>

<b>TOTAL CASH</b>	<u>61,673.86</u>
-------------------	------------------

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	13,436.49
1115 ALLOW FOR BAD DEBT	(3,000.00)
1116 PREPAID INSURANCE	1,512.00
1130 DUE FROM OPERATING	51,400.00
1132 INCOME TAXES-STATE	<u>39.00</u>

<b>TOTAL RECEIVABLES</b>	<u>63,387.49</u>
--------------------------	------------------

<b>TOTAL ASSETS</b>	<u>125,061.35</u>
---------------------	-------------------

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	6,159.34
2190 DUE TO RESERVES	<u>51,400.00</u>

<b>TOTAL LIABILITIES</b>	<u>57,559.34</u>
--------------------------	------------------

**EQUITY**

2930 WORKING CAPITAL	26,722.00
2950 RESERVE FUND-PRIOR	(205,658.63)
2955 RESERVE FUND-CURRENT	34,880.61
2960 OPERATING FUND-PRIOR	202,590.64
2965 OPERATING FD-CURRENT	<u>8,967.39</u>

<b>TOTAL EQUITY</b>	<u>67,502.01</u>
---------------------	------------------

<b>TOT LIABILITY AND EQUITY</b>	<u>125,061.35</u>
---------------------------------	-------------------

PRECEDENT AT STONY CREEK HOA

Budget Comparison Report  
AS OF SEPTEMBER 30, 2011  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>INCOME</b>						
5110 ASSESSMENTS	\$21,600.00	\$21,600.00	\$0.00	\$194,400.00	\$194,400.00	\$259,200.00
5210 LATE FEE CHARGE	0.00	180.00	180.00	0.00	950.00	0.00
5220 COLLECTION COST REC	0.00	37.00	37.00	0.00	5,118.60	0.00
5240 CAPITALIZATION	0.00	0.00	0.00	0.00	400.00	0.00
5245 INTEREST INCOME	0.00	0.31	0.31	0.00	2.47	0.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	50.00	0.00
5450 TRANSFERS TO RESERVE	(4,278.00)	(4,278.00)	0.00	(36,168.00)	(36,168.00)	(49,002.00)
5451 EMERGENCY TRANSFER	(1,500.00)	(1,500.00)	0.00	(13,500.00)	(13,500.00)	(18,000.00)
<b>TOTAL INCOME</b>	<b>15,822.00</b>	<b>16,039.31</b>	<b>217.31</b>	<b>144,732.00</b>	<b>151,253.07</b>	<b>192,198.00</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,400.00	1,400.00	0.00	12,600.00	12,600.00	16,800.00
7040 LEGAL FEES	0.00	525.00	(525.00)	2,160.00	4,003.50	2,160.00
7045 LEGAL COLLECTIONS	0.00	198.00	(198.00)	3,500.00	5,040.60	3,500.00
7055 AUDIT FEES	0.00	0.00	0.00	1,500.00	4,500.00	1,500.00
7060 PRINTING & COPYING	0.00	11.50	(11.50)	966.00	1,700.82	1,216.00
7062 POSTAGE	0.00	19.68	(19.68)	500.00	165.67	500.00
7080 NEWSLETTER PRODUCT	100.00	0.00	100.00	500.00	(100.00)	600.00
7085 ANNUAL MEETING	0.00	0.00	0.00	25.00	0.00	25.00
7086 BAD DEBT EXPENSE	0.00	1,323.50	(1,323.50)	0.00	1,323.50	0.00
7090 MISC ADMINISTRATIVE	0.00	66.00	(66.00)	0.00	409.50	0.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,500.00</b>	<b>3,543.68</b>	<b>(2,043.68)</b>	<b>21,751.00</b>	<b>29,643.59</b>	<b>26,301.00</b>
7130 INSURANCE	2,800.00	2,791.91	8.09	25,200.00	25,711.19	33,600.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>2,800.00</b>	<b>2,791.91</b>	<b>8.09</b>	<b>25,200.00</b>	<b>25,711.19</b>	<b>33,600.00</b>
7230 BLDG & FACILITY RPR	500.00	0.00	500.00	4,500.00	597.25	6,000.00
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	500.00	0.00	500.00
7260 GUTTER MAINTENANCE	3,000.00	0.00	3,000.00	6,000.00	1,800.00	6,000.00
7270 ROOF REPAIRS	0.00	0.00	0.00	0.00	235.00	0.00
<b>TOTAL BUILDING MAINT</b>	<b>3,500.00</b>	<b>0.00</b>	<b>3,500.00</b>	<b>11,000.00</b>	<b>2,632.25</b>	<b>12,500.00</b>

PRECEDENT AT STONY CREEK HOA

Budget Comparison Report  
AS OF SEPTEMBER 30, 2011  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7320 GAS/ELECTRIC	150.00	138.15	11.85	1,350.00	1,233.98	1,800.00
7370 WATER/SEWER	5,500.00	5,966.72	(466.72)	42,100.00	29,615.92	51,100.00
7380 TRASH REMOVAL	1,271.00	1,747.62	(476.62)	11,439.00	11,502.98	15,252.00
<b>TOTAL UTILITIES</b>	6,921.00	7,852.49	(931.49)	54,889.00	42,352.88	68,152.00
7410 LANDSCAPE MAINT	350.00	656.02	(306.02)	3,125.00	8,149.44	4,175.00
7415 LANDSCAPE CONTRACT	2,146.00	2,146.75	(0.75)	19,315.00	19,910.25	25,761.00
7425 TREE/SHRUB PRUNING	0.00	0.00	0.00	0.00	187.50	0.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	3,209.00	0.00	3,209.00
7440 SPRINKLER SYS MAINT	1,500.00	1,258.92	241.08	7,500.00	9,635.06	9,000.00
<b>TOTAL LANDSCAPE MAINT</b>	3,996.00	4,061.69	(65.69)	33,149.00	37,882.25	42,145.00
7526 PEST CONTROL	0.00	336.31	(336.31)	500.00	336.31	500.00
<b>TOTAL GROUNDS MAINTENANCE</b>	0.00	336.31	(336.31)	500.00	336.31	500.00
7630 SNOW REMOVAL	0.00	0.00	0.00	5,000.00	3,727.21	9,000.00
<b>TOTAL SNOW/ROAD MAINT</b>	0.00	0.00	0.00	5,000.00	3,727.21	9,000.00
<b>TOTAL EXPENSES</b>	18,717.00	18,586.08	130.92	151,489.00	142,285.68	192,198.00
<b>NET PROFIT/LOSS</b>	(2,895.00)	(2,546.77)	348.23	(6,757.00)	8,967.39	0.00

PRECEDENT AT STONY CREEK HOA

Budget Comparison Report  
AS OF SEPTEMBER 30, 2011

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR.VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>RESERVE REVENUE</b>						
9200 ASPHALT	500.00	500.00	0.00	4,500.00	4,500.00	6,000.00
9210 STAINING	2,000.00	2,000.00	0.00	18,000.00	18,000.00	24,000.00
9250 CONCRETE	1,778.00	1,778.00	0.00	13,668.00	13,668.00	19,002.00
9350 INTEREST INCOME	0.00	1.43	1.43	0.00	17.61	0.00
9351 EMERGENCY TRANSFER	1,500.00	1,500.00	0.00	13,500.00	13,500.00	18,000.00
<b>TOTAL REVENUE</b>	<b>5,778.00</b>	<b>5,779.43</b>	<b>1.43</b>	<b>49,668.00</b>	<b>49,685.61</b>	<b>67,002.00</b>
<b>EXPENSE</b>						
9540 CONCRETE	0.00	0.00	0.00	10,000.00	10,145.00	10,000.00
9555 PAINTING	0.00	0.00	0.00	0.00	4,660.00	0.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,000.00</b>	<b>14,805.00</b>	<b>10,000.00</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>5,778.00</b>	<b>5,779.43</b>	<b>1.43</b>	<b>39,668.00</b>	<b>34,880.61</b>	<b>57,002.00</b>