

Profit & Loss

Properties: Pheasant Ridge HOA
Period 01/01/09 - 12/31/09 (accrual basis)

INCOME

40022 HOA Dues	438,540.00
40024 Maintenance	1,367.56
40036 HOA Late Fees and Fines	7,896.56
40037 HOA Owner Transfer Fee	3,300.00
40038 Lien Filing & Processing Fee	1,500.00
TOTAL INCOME	452,604.12

EXPENSE

5004 Management Fee Expense	39,840.00
5005 Insurance	16,347.53
5006 Legal, Professional Fees	5,373.20
5010 Taxes	30.00
5011 Electric	558.83
5016 Repairs and Maintenance	
50161 Plumbing	4,117.65
50163 Landscaping	44,693.78
50164 Roofing/Gutters	8,041.09
50165 Painting	662.00
50167 Cleaning	6,963.68
50168 Misc Repairs	3,558.40
50172 Garage Doors/Openers	167.56
50174 Siding or Brick	20,746.50
50176 Snow Removal	9,349.06
50177 Fencing	1,583.17
50178 Sprinkler	506.56
50180 Concrete	18,595.00
5016 Other Repairs and Maintenance	1,141.00
5016 Total Repairs and Maintenance	120,125.45
5017 Water and Sewer Utility	251,442.47
5020 Postage	561.44
5021 Office Supplies	145.49
5024 Misc Awards & Benefits	73.87
5103 Other Expenses	399.92
5104 Bank Fees	15.01
TOTAL EXPENSE	434,913.21

NET INCOME 17,690.91

NET INCOME SUMMARY

Income	452,604.12
Expense	-434,913.21
Other Income & Expense	0.00
NET INCOME	<u>17,690.91</u>

Delinquency (Summary)

Properties: Pheasant Ridge HOA

As Of Sunday February 28, 2010

* indicates a past customer

Customer Name	Account	Unit	Unit Type	Phone	Address	Amount
Pheasant Ridge HOA						
Aislinn Crane	706	427 B	PR HOA	705-6188	427 B Pheasant Ridge Drive	286.07
Calli Burrup	771	428 A	PR HOA	208-851-1905	428 A Raven Way	589.59
Gary Fawcett	721	438 A	PR HOA	208-528-0113	1365 Bonniebrae	265.27
Jason Lyle	828	449 C	PR HOA		P.O. Box 5431	1,889.28
Tiffany Cook	791	467 C	PR HOA	208-716-5007	3035 Silverfield Way	131.65
Mandie Woodward	1120	476 A	PR HOA	235-7123	476 A Pheasant Ridge	153.62
Jose Rosales	655	477 A	PR HOA	406-6810	477 A Pheasant Ridge Way	112.81
Melanie McNabb	645	477 C	PR HOA	637-8288	477 C Pheasant Ridge Drive	147.51
Mary Casper	832	483 A	PR HOA		483 A Pheasant Ridge Drive	1,934.23
Heath Braverman	764	493 D	PR HOA	406-1228	493 D Raven Way	1,422.79
Carrie Noble	667	498 D	PR HOA	705-2654	498 D Pheasant Ridge Drive	307.25
Daniel Benson	823	502 D	PR HOA		502 D Raven Way	400.90
Camron Ellis	720	524 A	PR HOA	705-0628	524 A Pheasant Ridge Drive	21.65
Bank Bank	1303	525 B	PR HOA		Greg Johnston	368.30
Bank Bank	1301	525 C	PR HOA		Kathy Chidester	368.30
Ryan Karlson	* 739	561 B	PR HOA		Idaho Housing	2,091.64
Charles Nowell	648	567 C	PR HOA	208-899-4261	567 C Raven Way	141.36
Bart Cornwall	704	570 C	PR HOA	681-0315	570 C Pheasant Ridge Drive	110.00
Cory Astin	563	573 C	PR HOA	208-237-1898	573 C Raven Way	104.60
Shannon Thomas	* 592	583 B	PR HOA		3102 S 381st Way	1,217.90
Bank Bank	1314	583 B	PR HOA		Marie - Mtn Valley Realty	233.15
Todd Packer	666	592 D	PR HOA		592 D Pheasant Ridge Drive	1,256.96
Lonnie R. Wells	598	4424 D	PR HOA		4424 D Chukar Drive	1,901.37
Tamara Olney	555	4448 D	PR HOA	237-1031	4448 D Chukar Drive	43.95
Total delinquent for property:						15,500.15

Report Summary

Customers: 24
Delinquent Amount: 15,500.15

PHEASANT RIDGE HOMEOWNERS ASSOCIATION

Budget Overview

2010-2011

	JAN 11	FEB 11	MAR 10	APR 10	MAY 10	JUNE 10	JULY 10	AUG 10	SEPT 10	OCT10	NOV 10	DEC 10
Ordinary Income/Expense												
Income												
Projected Cash on hand	14,484.18	21,754.46	18,812.44	28,143.47	22,230.99	10,663.11	5,245.23	3,504.25	7,529.67	3,901.18	4,492.94	7,655.92
Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Member Assessments	36,520.00	36,520.00	36,520.00	36,520.00	36,520.00	36,520.00	36,520.00	36,520.00	36,520.00	36,520.00	36,520.00	36,520.00
Cash from/(to) Reserve Account	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	51,004.18	58,274.46	55,332.44	64,663.47	58,750.99	47,183.11	41,765.23	40,024.25	44,049.67	40,421.18	41,012.94	44,175.92
Expense												
Insurance	1,360.00	1,360.00	1,360.00	1,360.00	1,360.00	1,360.00	1,360.00	1,360.00	1,360.00	1,360.00	1,360.00	1,360.00
Management Fees	3,320.00	3,320.00	3,320.00	3,320.00	3,320.00	3,320.00	3,320.00	3,320.00	3,320.00	3,320.00	3,320.00	3,320.00
Bad Debt (Forclosure/Etc)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Postage & General Office	125.00	75.00	75.00	75.00	75.00	150.00	75.00	75.00	75.00	75.00	75.00	125.00
Professional Fees	0.00	0.00	0.00	155.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounting (Review)	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00
Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rent (Storage Unit-HOA)	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
Utilities	20,944.72	20,251.36	20,933.97	18,872.48	19,832.88	19,657.88	22,130.88	21,939.58	24,318.49	24,798.24	23,827.02	20,636.74
Electricity (Sprinklers)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water (Interior & Exterior)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grounds Maintenance	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	0.00	0.00	0.00	0.00	0.00
Misc. Grounds Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Plumbing/Pipe Breaks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sprinkler Repair/Maintenance	0.00	0.00	0.00	0.00	850.00	500.00	250.00	250.00	250.00	250.00	1,200.00	0.00
Trees Expense	0.00	0.00	0.00	12,500.00	4,500.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00
Weed/Fertilization	0.00	0.00	0.00	1,200.00	0.00	2,400.00	0.00	0.00	1,200.00	0.00	0.00	0.00
Weekly Mowing Service	0.00	0.00	0.00	2,200.00	4,300.00	4,300.00	5,375.00	4,300.00	5,375.00	5,375.00	1,075.00	0.00
Snow Removal Services	2,500.00	2,500.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00	2,500.00
Misc. Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Contingency Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Painting (Doors/Patio's)	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
Fencing Repairs	0.00	0.00	0.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00
Roofing Maintenance	0.00	0.00	0.00	0.00	1,000.00	4,500.00	0.00	500.00	0.00	0.00	0.00	1,000.00
Siding/Brick Repair	500.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
Misc Maintenance	0.00	0.00	0.00	1,500.00	6,500.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00
Concrete Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lawn (Sinking) Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	29,249.72	28,256.36	27,188.97	42,432.48	48,087.88	41,937.88	38,260.98	32,484.58	40,148.49	35,928.24	33,367.02	29,691.74
Net Ordinary Income	21,754.46	30,018.10	28,143.47	22,230.99	10,663.11	5,245.23	3,504.25	7,529.67	3,901.18	4,492.94	7,655.92	14,484.18
Projected cash on hand	21,754.46	30,018.10	28,143.47	22,230.99	10,663.11	5,245.23	3,504.25	7,529.67	3,901.18	4,492.94	7,655.92	14,484.18

* Income Does Not Include (Transfer Fees, Interest, Etc)