

CREEKSIDE TOWNHOME ASSOCIATION

AS OF APRIL 30, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE		11,998.66	
1020 RES-RBC WEALTH MGMT		185,849.82	

TOTAL CASH			197,848.48

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		7,039.20	
1115 ALLOW FOR BAD DEBT		8,552.23	
1130 DUE FROM OPERATING		48,255.60	
1135 PREPAID INSURANCE		763.00	

TOTAL RECEIVABLES			64,610.03

TOTAL ASSETS			262,458.51
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		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		6,853.83	
2190 DUE TO RESERVES		48,255.60	

TOTAL LIABILITIES			55,109.43

EQUITY			
2930 WORKING CAPITAL		32,118.00	
2940 CURRENT EARNINGS		15,028.22	
2941 CURRENT EARNINGS		(15,028.22)	
2950 RESERVE FUND-PRIOR		200,452.47	
2955 RESERVE FUND-CURRENT		4,482.91	
2960 OPERATING FUND-PRIOR		(40,249.61)	
2965 OPERATING FD-CURRENT		10,545.31	

TOTAL EQUITY			207,349.08

TOT LIABILITY AND EQUITY			262,458.51
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CREEKSIDE TOWNHOME ASSOCIATION

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

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$ 19,968.00	\$ 19,968.00	\$ 0.00	\$ 79,872.00	\$ 79,872.00	\$ 0.00
5210 LATE FEE CHARGE	0.00	30.00	30.00	0.00	70.00	70.00
5220 COLLECTION COST REC	300.00	371.60	71.60	1,200.00	1,748.70	548.70
5450 TRANSFERS TO RESERVE	(3,573.00)	(3,573.00)	0.00	(14,292.00)	(14,292.00)	0.00
TOTAL INCOME	16,695.00	16,796.60	101.60	66,780.00	67,398.70	618.70
EXPENSES						
7030 MANAGEMENT FEES	1,040.00	1,040.00	0.00	4,160.00	4,160.00	0.00
7040 LEGAL FEES	300.00	0.00	300.00	300.00	36.00	264.00
7045 LEGAL COLLECTIONS	300.00	371.60	(71.60)	1,200.00	2,020.60	(820.60)
7055 AUDIT FEES	1,100.00	0.00	1,100.00	1,100.00	0.00	1,100.00
7060 PRINTING & COPYING	50.00	14.90	35.10	200.00	91.90	108.10
7062 POSTAGE	0.00	22.18	(22.18)	0.00	73.59	(73.59)
7090 MISC ADMINISTRATIVE	20.00	38.00	(18.00)	80.00	152.00	(72.00)
TOTAL ADMINISTRATIVE	2,810.00	1,486.68	1,323.32	7,040.00	6,534.09	505.91
7130 INSURANCE	2,032.00	3,673.51	(1,641.51)	12,596.00	4,326.57	8,269.43
TOTAL TAXES & INSURANCE	2,032.00	3,673.51	(1,641.51)	12,596.00	4,326.57	8,269.43
7230 BLDG MAINT & SUPPLIE	400.00	0.00	400.00	1,600.00	570.71	1,029.29
7270 ROOF REPAIRS	50.00	0.00	50.00	100.00	1,255.00	(1,155.00)
7290 OTHER BUILDING MAINT	0.00	371.97	(371.97)	90.00	371.97	(281.97)
TOTAL BUILDING MAINT	450.00	371.97	78.03	1,790.00	2,197.68	(407.68)
7320 ELECTRIC	34.00	67.08	(33.08)	136.00	(201.68)	337.68

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7370 WATER/SEWER	\$ 5,502.00	\$ 5,150.03	\$ 351.97	\$ 22,009.00	\$ 20,746.13	\$ 1,261.87
7371 STORMWATER	0.00	0.00	0.00	4,300.00	4,682.63	(382.63)
7380 TRASH REMOVAL	900.00	832.69	67.31	3,600.00	3,364.33	235.67
TOTAL UTILITIES	6,436.00	6,049.80	386.20	30,044.00	28,591.41	1,452.59
7415 LANDSCAPE CONTRACT	2,000.00	2,000.00	0.00	8,000.00	6,000.00	2,000.00
7440 SPRINKLER SYS MAINT	360.00	0.00	360.00	720.00	0.00	720.00
7526 PEST CONTROL	100.00	118.14	(18.14)	200.00	1,351.39	(1,151.39)
7630 SNOW REMOVAL	0.00	3,385.50	(3,385.50)	12,000.00	7,852.25	4,147.75
7690 MISC LANDSCAPE	200.00	0.00	200.00	800.00	0.00	800.00
TOTAL GROUNDS MAINT	2,660.00	5,503.64	(2,843.64)	21,720.00	15,203.64	6,516.36
TOTAL EXPENSES	14,388.00	17,085.60	(2,697.60)	73,190.00	56,853.39	16,336.61
NET PROFIT/LOSS	2,307.00	(289.00)	(2,596.00)	(6,410.00)	10,545.31	16,955.31

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9210 PAINTING	2,000.00	2,000.00	0.00	8,000.00	8,000.00	0.00
9250 CONCRETE	1,217.00	1,217.00	0.00	4,868.00	4,868.00	0.00
9255 ASPHALT	356.00	356.00	0.00	1,424.00	1,424.00	0.00
9350 INTEREST INCOME	0.00	145.80	145.80	0.00	590.67	590.67
TOTAL REVENUE	3,573.00	3,718.80	145.80	14,292.00	14,882.67	590.67
EXPENSE						
9500 ROOF REPLACEMENT	0.00	10,399.76	(10,399.76)	0.00	10,399.76	(10,399.76)
TOTAL EXPENSES	0.00	10,399.76	(10,399.76)	0.00	10,399.76	(10,399.76)
EXCESS/LOSS OF RESERVES	3,573.00	(6,680.96)	(10,253.96)	14,292.00	4,482.91	(9,809.09)