

CREEKSIDE TOWNHOME ASSOCIATION

AUGUST 31, 2007

ASSETS

CASH		
1010 CASH-BANK OF CHOICE	30,313.01	
1020 RES-DAIN RAUSCHER	25,066.16	
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TOTAL CASH		55,379.17
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	13,224.85	
1115 ALLOW FOR BAD DEBT	2,057.66	
1130 DUE FROM OPERATING	73,255.60	
1135 PREPAID INSURANCE	763.00	
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TOTAL RECEIVABLES		89,301.11
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TOTAL CURRENT ASSETS		144,680.28
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TOTAL ASSETS		<u><u>144,680.28</u></u>

LIABILITIES

ACCOUNTS PAYABLE		
2115 PREPAID ASSESSMENTS	14,673.09	
2190 DUE TO RESERVES	73,255.60	
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TOTAL LIABILITIES		87,928.69
EQUITY		
2930 WORKING CAPITAL	32,118.00	
2940 CURRENT EARNINGS	32,544.06	
2941 CURRENT EARNINGS	(32,544.06)	
2950 RESERVE FUND-PRIOR	32,339.14	
2955 RESERVE FUND-CURRENT	21,467.53	
2960 OPERATING FUND-PRIOR	(40,249.61)	
2965 OPERATING FD-CURRENT	11,076.53	
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TOTAL EQUITY		56,751.59
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TOT LIABILITY AND EQUITY		<u><u>144,680.28</u></u>

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report  
 AUGUST 31, 2007  
 PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$ 18,200.00	\$ 18,200.00	\$ 0.00	\$ 145,600.00	\$ 145,600.00	\$ 0.00
5112 SPECIAL ASSESSMENT	5,200.00	5,200.00	0.00	20,800.00	20,800.00	0.00
5210 LATE FEE CHARGE	0.00	90.00	90.00	0.00	340.00	340.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	300.00	156.00	(144.00)	2,400.00	2,864.33	464.33
5245 INTEREST INCOME	17.00	52.46	35.46	136.00	130.45	(5.55)
5251 INSURANCE PROCEEDS	0.00	0.00	0.00	0.00	3,521.28	3,521.28
5450 TRANSFERS TO RESERVE	(2,637.00)	(2,637.00)	0.00	(21,096.00)	(21,096.00)	0.00
<b>TOTAL INCOME</b>	<b>21,080.00</b>	<b>21,061.46</b>	<b>(18.54)</b>	<b>147,840.00</b>	<b>152,180.06</b>	<b>4,340.06</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,040.00	1,040.00	0.00	8,320.00	8,320.00	0.00
7040 LEGAL FEES	300.00	0.00	300.00	600.00	446.00	154.00
7045 LEGAL COLLECTIONS	300.00	156.00	144.00	2,400.00	2,764.45	(364.45)
7055 AUDIT FEES	0.00	0.00	0.00	1,100.00	0.00	1,100.00
7060 PRINTING & COPYING	65.00	13.90	51.10	520.00	912.54	(392.54)
7062 POSTAGE	0.00	18.78	(18.78)	0.00	159.22	(159.22)
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7090 MISC ADMINISTRATIVE	20.00	22.00	(2.00)	160.00	176.00	(16.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,725.00</b>	<b>1,250.68</b>	<b>474.32</b>	<b>15,100.00</b>	<b>12,778.21</b>	<b>2,321.79</b>
<b>7130 INSURANCE</b>	<b>1,955.00</b>	<b>0.00</b>	<b>1,955.00</b>	<b>19,550.00</b>	<b>15,341.84</b>	<b>4,208.16</b>
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,955.00</b>	<b>0.00</b>	<b>1,955.00</b>	<b>19,550.00</b>	<b>15,341.84</b>	<b>4,208.16</b>
<b>7230 BLDG MAINT &amp; SUPPLIE</b>	<b>435.00</b>	<b>0.00</b>	<b>435.00</b>	<b>3,480.00</b>	<b>4,646.95</b>	<b>(1,166.95)</b>
<b>7270 ROOF REPAIRS</b>	<b>50.00</b>	<b>0.00</b>	<b>50.00</b>	<b>400.00</b>	<b>0.00</b>	<b>400.00</b>

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7290 OTHER BUILDING MAINT	35.00	0.00	35.00	280.00	0.00	280.00
7292 INS CLAIM-SNOW	0.00	0.00	0.00	0.00	615.29	(615.29)
<b>TOTAL BUILDING MAINT</b>	<b>520.00</b>	<b>0.00</b>	<b>520.00</b>	<b>4,160.00</b>	<b>5,262.24</b>	<b>(1,102.24)</b>
7320 ELECTRIC	31.00	64.28	(33.28)	248.00	188.28	59.72
7370 WATER/SEWER	8,106.00	9,310.97	(1,204.97)	51,398.00	53,636.34	(2,238.34)
7371 STORMWATER	0.00	0.00	0.00	4,500.00	0.00	4,500.00
7380 TRASH REMOVAL	750.00	825.25	(75.25)	6,000.00	6,359.58	(359.58)
<b>TOTAL UTILITIES</b>	<b>8,887.00</b>	<b>10,200.50</b>	<b>(1,313.50)</b>	<b>62,146.00</b>	<b>60,184.20</b>	<b>1,961.80</b>
7410 LANDSCAPE MAINT	500.00	0.00	500.00	2,000.00	0.00	2,000.00
7415 LANDSCAPE CONTRACT	2,601.00	2,601.33	(0.33)	13,005.00	14,776.65	(1,771.65)
7440 SPRINKLER SYS MAINT	600.00	135.00	465.00	3,600.00	752.00	2,848.00
7526 PEST CONTROL	150.00	0.00	150.00	600.00	0.00	600.00
7630 SNOW REMOVAL	0.00	0.00	0.00	9,000.00	30,200.60	(21,200.60)
7631 HAND WATERING	0.00	0.00	0.00	600.00	0.00	600.00
7690 MISC LANDSCAPE	200.00	1,440.00	(1,240.00)	1,600.00	1,807.79	(207.79)
<b>TOTAL GROUNDS MAINT</b>	<b>4,051.00</b>	<b>4,176.33</b>	<b>(125.33)</b>	<b>30,405.00</b>	<b>47,537.04</b>	<b>(17,132.04)</b>
<b>TOTAL EXPENSES</b>	<b>17,138.00</b>	<b>15,627.51</b>	<b>1,510.49</b>	<b>131,361.00</b>	<b>141,103.53</b>	<b>(9,742.53)</b>
<b>NET PROFIT/LOSS</b>	<b>3,942.00</b>	<b>5,433.95</b>	<b>1,491.95</b>	<b>16,479.00</b>	<b>11,076.53</b>	<b>(5,402.47)</b>

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9231 PAINTING	2,000.00	2,000.00	0.00	16,000.00	16,000.00	0.00
9250 CONCRETE	165.00	165.00	0.00	1,320.00	1,320.00	0.00
9255 ASPHALT	122.00	122.00	0.00	976.00	976.00	0.00
9265 IRRIG. TAP REIMS	350.00	350.00	0.00	2,800.00	2,800.00	0.00
9350 INTEREST INCOME	0.00	95.92	95.92	0.00	371.53	371.53
TOTAL REVENUE	2,637.00	2,732.92	95.92	21,096.00	21,467.53	371.53
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	2,637.00	2,732.92	95.92	21,096.00	21,467.53	371.53