

## CREEKSIDE TOWNHOME ASSOCIATION

AS OF AUGUST 31, 2010

## ASSETS

## CASH

1012 CASH-US BANK	10,301.49
1020 RES-RBC WEALTH MGMT	151,421.50
1021 RES-RBC / ROOFS	931,579.50

## TOTAL CASH

1,093,302.49

## ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	3,112.50
1115 ALLOW FOR BAD DEBT	10,242.61
1130 DUE FROM OPERATING	38,255.60
1135 PREPAID INSURANCE	763.00

## TOTAL RECEIVABLES

52,373.71

## TOTAL ASSETS

1,145,676.20

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	6,845.07
2170 INS SETTLE-ROOFS	931,579.50
2190 DUE TO RESERVES	38,255.60

## TOTAL LIABILITIES

976,680.17

## EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	29,934.80
2941 CURRENT EARNINGS	(29,934.80)
2950 RESERVE FUND-PRIOR	120,457.02
2955 RESERVE FUND-CURRENT	39,227.24
2960 OPERATING FUND-PRIOR	(13,513.79)
2965 OPERATING FD-CURRENT	(9,292.44)

## TOTAL EQUITY

168,996.03

## TOT LIABILITY AND EQUITY

1,145,676.20

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Budget Comparison Report  
AS OF AUGUST 31, 2010  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$20,904.00	\$20,904.00	\$0.00	\$167,232.00	\$167,232.00	\$0.00
5210 LATE FEE CHARGE	0.00	20.00	20.00	0.00	320.00	320.00
5220 COLLECTION COST REC	330.00	12.50	(317.50)	2,640.00	1,142.50	(1,497.50)
5245 INTEREST INCOME	0.00	0.51	0.51	0.00	0.60	0.60
5255 MISC INCOME	0.00	0.00	0.00	0.00	(40.00)	(40.00)
5450 TRANSFERS TO RESERVE	(4,509.00)	(4,509.00)	0.00	(36,072.00)	(36,072.00)	0.00
<b>TOTAL INCOME</b>	<b>16,725.00</b>	<b>16,428.01</b>	<b>(296.99)</b>	<b>133,800.00</b>	<b>132,583.10</b>	<b>(1,216.90)</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	0.00	600.00
7045 LEGAL COLLECTIONS	330.00	25.00	305.00	2,640.00	1,142.50	1,497.50
7055 AUDIT FEES	0.00	0.00	0.00	1,200.00	0.00	1,200.00
7060 PRINTING & COPYING	50.00	15.70	34.30	400.00	405.98	(5.98)
7062 POSTAGE	0.00	20.72	(20.72)	0.00	161.20	(161.20)
7070 BANK CHARGES	0.00	0.00	0.00	0.00	171.08	(171.08)
7086 BAD DEBT EXPENSE	0.00	(553.00)	553.00	2,000.00	(553.00)	2,553.00
7090 MISC ADMINISTRATIVE	40.00	38.00	2.00	320.00	369.81	(49.81)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,760.00</b>	<b>586.42</b>	<b>1,173.58</b>	<b>15,480.00</b>	<b>10,017.57</b>	<b>5,462.43</b>
7130 INSURANCE	2,000.00	1,789.57	210.43	16,000.00	16,103.79	(103.79)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>2,000.00</b>	<b>1,789.57</b>	<b>210.43</b>	<b>16,000.00</b>	<b>16,103.79</b>	<b>(103.79)</b>
7230 BLDG MAINT & SUPPLIE	350.00	0.00	350.00	2,800.00	5,588.30	(2,788.30)
7270 ROOF REPAIRS	50.00	0.00	50.00	200.00	0.00	200.00
7290 OTHER BUILDING MAINT	0.00	1,895.75	(1,895.75)	280.00	2,893.30	(2,613.30)
<b>TOTAL BUILDING MAINT</b>	<b>400.00</b>	<b>1,895.75</b>	<b>(1,495.75)</b>	<b>3,280.00</b>	<b>8,481.60</b>	<b>(5,201.60)</b>
7320 ELECTRIC	35.00	80.85	(45.85)	280.00	363.11	(83.11)
7370 WATER/SEWER	8,636.00	19,090.75	(10,454.75)	54,334.00	61,299.75	(6,965.75)
7371 STORMWATER	0.00	0.00	0.00	4,700.00	4,682.63	17.37

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	BUDGET	ACTUAL	CJRR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7380 TRASH REMOVAL	900.00	977.57	(77.57)	7,200.00	7,487.84	(287.84)
<b>TOTAL UTILITIES</b>						
7410 LANDSCAPE MAINT	9,571.00	20,149.17	(10,578.17)	66,514.00	73,833.33	(7,319.33)
7415 LANDSCAPE CONTRACT	360.00	1,900.00	(1,540.00)	1,800.00	2,365.00	(565.00)
7440 SPRINKLER SYS MAINT	2,000.00	2,000.00	0.00	16,000.00	16,000.00	0.00
7526 PEST CONTROL	260.00	144.00	116.00	1,560.00	685.00	875.00
7630 SNOW REMOVAL	100.00	0.00	100.00	800.00	1,394.00	(594.00)
7690 MISC LANDSCAPE	0.00	0.00	0.00	12,000.00	11,941.50	58.50
	100.00	195.00	(95.00)	800.00	1,053.75	(253.75)
<b>TOTAL GROUNDS MAINT</b>						
	2,820.00	4,239.00	(1,419.00)	32,960.00	33,439.25	(479.25)
<b>TOTAL EXPENSES</b>						
	16,551.00	28,659.91	(12,108.91)	134,234.00	141,875.54	(7,641.54)
<b>NET PROFIT/LOSS</b>						
	174.00	(12,231.90)	(12,405.90)	(434.00)	(9,292.44)	(8,858.44)



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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>RESERVE REVENUE</b>						
9210 PAINTING	2,000.00	2,000.00	0.00	16,000.00	16,000.00	0.00
9250 CONCRETE	1,217.00	1,217.00	0.00	9,736.00	9,736.00	0.00
9255 ASPHALT	1,292.00	1,292.00	0.00	10,336.00	10,336.00	0.00
9350 INTEREST INCOME	0.00	(33.62)	(33.62)	0.00	3,155.24	3,155.24
<b>TOTAL REVENUE</b>	<b>4,509.00</b>	<b>4,475.38</b>	<b>(33.62)</b>	<b>36,072.00</b>	<b>39,227.24</b>	<b>3,155.24</b>

**RESERVE EXPENSE**

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>EXPENSE</b>						
<b>EXCESS/LOSS OF RESERVES</b>	<b>4,509.00</b>	<b>4,475.38</b>	<b>(33.62)</b>	<b>36,072.00</b>	<b>39,227.24</b>	<b>3,155.24</b>