

CREEKSIDE TOWNHOME ASSOCIATION

AS OF DECEMBER 31, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	25,084.63		
1020 RES-RBC WEALTH MGMT	817,074.95		
TOTAL CASH			842,159.58
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE	4,366.09		
1115 ALLOW FOR BAD DEBT	8,974.23		
1130 DUE FROM OPERATING	38,255.60		
1135 PREPAID INSURANCE	763.00		
TOTAL RECEIVABLES			52,358.92
TOTAL ASSETS			894,518.50
		LIABILITIES & EQUITY	
CURRENT LIABILITIES			
2110 ACCOUNTS PAYABLE	3,573.00		
2115 PREPAID ASSESSMENTS	7,925.18		
2170 INS SETTLE-ROOFS	705,703.49		
2190 DUE TO RESERVES	38,255.60		
TOTAL LIABILITIES			755,457.27
EQUITY			
2930 WORKING CAPITAL	32,118.00		
2940 CURRENT EARNINGS	59,143.20		
2941 CURRENT EARNINGS	(59,143.20)		
2950 RESERVE FUND-PRIOR	88,049.64		
2955 RESERVE FUND-CURRENT	32,407.38		
2960 OPERATING FUND-PRIOR	(40,249.61)		
2965 OPERATING FD-CURRENT	26,735.82		
TOTAL EQUITY			139,061.23
TOT LIABILITY AND EQUITY			894,518.50

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF DECEMBER 31, 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	\$ 239,616.00	\$ 239,616.00	\$ 0.00
5210 LATE FEE CHARGE	0.00	100.00	100.00	0.00	300.00	300.00
5220 COLLECTION COST REC	300.00	344.50	44.50	3,600.00	3,589.00	(11.00)
5255 MISC INCOME	0.00	0.00	0.00	0.00	134.00	134.00
5450 TRANSFERS TO RESERVE	(3,573.00)	(3,573.00)	0.00	(42,876.00)	(42,876.00)	0.00
TOTAL INCOME	16,695.00	16,839.50	144.50	200,340.00	200,763.00	423.00
EXPENSES						
7030 MANAGEMENT FEES	1,040.00	1,040.00	0.00	12,480.00	12,480.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	36.00	564.00
7045 LEGAL COLLECTIONS	300.00	344.50	(44.50)	3,600.00	3,860.90	(260.90)
7055 AUDIT FEES	0.00	0.00	0.00	1,100.00	500.00	600.00
7060 PRINTING & COPYING	570.00	441.50	128.50	1,120.00	899.29	220.71
7062 POSTAGE	0.00	15.89	(15.89)	0.00	221.73	(221.73)
7070 BANK CHARGES	0.00	28.83	(28.83)	0.00	28.83	(28.83)
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7090 MISC ADMINISTRATIVE	20.00	38.00	(18.00)	240.00	709.58	(469.58)
TOTAL ADMINISTRATIVE	1,930.00	1,908.72	21.28	21,140.00	18,736.33	2,403.67
7130 INSURANCE	0.00	0.00	0.00	24,788.00	15,749.62	9,038.38
TOTAL TAXES & INSURANCE	0.00	0.00	0.00	24,788.00	15,749.62	9,038.38
7230 BLDG MAINT & SUPPLIE	400.00	1,232.70	(832.70)	4,800.00	7,566.16	(2,766.16)
7270 ROOF REPAIRS	50.00	0.00	50.00	300.00	4,445.00	(4,145.00)
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	270.00	371.97	(101.97)

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	\$	\$	\$	\$	\$	\$
TOTAL BUILDING MAINT	450.00	1,232.70	(782.70)	5,370.00	12,383.13	(7,013.13)
7320 ELECTRIC	34.00	0.00	34.00	408.00	33.42	374.58
7370 WATER/SEWER	5,502.00	5,381.26	120.74	80,014.00	65,705.91	14,308.09
7371 STORMWATER	0.00	0.00	0.00	4,300.00	4,682.63	(382.63)
7380 TRASH REMOVAL	900.00	911.13	(11.13)	10,800.00	10,534.15	265.85
TOTAL UTILITIES	6,436.00	6,292.39	143.61	95,522.00	80,956.11	14,565.89
7410 LANDSCAPE MAINT	0.00	0.00	0.00	0.00	555.00	(555.00)
7415 LANDSCAPE CONTRACT	2,000.00	2,000.00	0.00	24,000.00	22,000.00	2,000.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	2,520.00	659.00	1,861.00
7526 PEST CONTROL	100.00	0.00	100.00	600.00	2,192.74	(1,592.74)
7630 SNOW REMOVAL	4,000.00	919.50	3,080.50	24,000.00	19,651.75	4,348.25
7690 MISC LANDSCAPE	200.00	75.00	125.00	2,400.00	1,143.50	1,256.50
TOTAL GROUNDS MAINT	6,300.00	2,994.50	3,305.50	53,520.00	46,201.99	7,318.01
TOTAL EXPENSES	15,116.00	12,428.31	2,687.69	200,340.00	174,027.18	26,312.82
NET PROFIT/LOSS	1,579.00	4,411.19	2,832.19	0.00	26,735.82	26,735.82

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RESERVE REVENUE						
9210 PAINTING	2,000.00	2,000.00	0.00	24,000.00	24,000.00	0.00
9250 CONCRETE	1,217.00	1,217.00	0.00	14,604.00	14,604.00	0.00
9255 ASPHALT	356.00	356.00	0.00	4,272.00	4,272.00	0.00
9350 INTEREST INCOME	0.00	1.52	1.52	0.00	1,906.38	1,906.38
TOTAL REVENUE	3,573.00	3,574.52	1.52	42,876.00	44,782.38	1,906.38
EXPENSE						
9500 ROOF REPLACEMENT	0.00	(45,839.34)	45,839.34	0.00	0.00	0.00
9540 CONCRETE	0.00	0.00	0.00	0.00	12,375.00	(12,375.00)
TOTAL EXPENSES	0.00	(45,839.34)	45,839.34	0.00	12,375.00	(12,375.00)
EXCESS/LOSS OF RESERVES	3,573.00	49,413.86	45,840.86	42,876.00	32,407.38	(10,468.62)