

CREEKSIDE TOWNHOME ASSOCIATION

AS OF FEBRUARY 28, 2010

ASSETS

CASH

1010 CASH-BANK OF CHOICE	6,341.92
1020 RES-RBC WEALTH MGMT	<u>826,165.64</u>

TOTAL CASH	<u>832,507.56</u>
-------------------	-------------------

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	5,430.32
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	38,255.60
1135 PREPAID INSURANCE	<u>763.00</u>

TOTAL RECEIVABLES	<u>53,423.15</u>
--------------------------	------------------

TOTAL ASSETS	<u>885,930.71</u>
---------------------	-------------------

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	6,185.08
2170 INS SETTLE-ROOFS	704,880.69
2190 DUE TO RESERVES	<u>38,255.60</u>

TOTAL LIABILITIES	<u>749,321.37</u>
--------------------------	-------------------

EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	(2,451.89)
2941 CURRENT EARNINGS	2,451.89
2950 RESERVE FUND-PRIOR	120,457.02
2955 RESERVE FUND-CURRENT	9,090.69
2960 OPERATING FUND-PRIOR	(13,513.79)
2965 OPERATING FD-CURRENT	<u>(11,542.58)</u>

TOTAL EQUITY	<u>136,609.34</u>
---------------------	-------------------

TOT LIABILITY AND EQUITY	<u>885,930.71</u>
---------------------------------	-------------------

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF FEBRUARY 28, 2010
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$20,904.00	\$20,904.00	\$0.00	\$41,808.00	\$41,808.00	\$0.00
5210 LATE FEE CHARGE	0.00	60.00	60.00	0.00	50.00	50.00
5220 COLLECTION COST REC	330.00	156.00	(174.00)	660.00	592.00	(68.00)
5255 MISC INCOME	0.00	10.00	10.00	0.00	10.00	10.00
5450 TRANSFERS TO RESERVE	(4,509.00)	(4,509.00)	0.00	(9,018.00)	(9,018.00)	0.00
TOTAL INCOME	16,725.00	16,621.00	(104.00)	33,450.00	33,442.00	(8.00)
EXPENSES						
7030 MANAGEMENT FEES	1,040.00	1,040.00	0.00	2,080.00	2,080.00	0.00
7045 LEGAL COLLECTIONS	330.00	156.00	174.00	660.00	592.00	68.00
7060 PRINTING & COPYING	50.00	28.80	21.20	100.00	302.18	(202.18)
7062 POSTAGE	0.00	17.55	(17.55)	0.00	33.00	(33.00)
7070 BANK CHARGES	0.00	30.88	(30.88)	0.00	56.41	(56.41)
7090 MISC ADMINISTRATIVE	40.00	58.00	(18.00)	80.00	96.00	(16.00)
TOTAL ADMINISTRATIVE	1,460.00	1,331.23	128.77	2,920.00	3,159.59	(239.59)
7130 INSURANCE	2,000.00	1,789.57	210.43	4,000.00	5,366.37	(1,366.37)
TOTAL TAXES & INSURANCE	2,000.00	1,789.57	210.43	4,000.00	5,366.37	(1,366.37)
7230 BLDG MAINT & SUPPLIE	350.00	2,907.05	(2,557.05)	700.00	2,907.05	(2,207.05)
7270 ROOF REPAIRS	50.00	0.00	50.00	50.00	0.00	50.00
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	70.00	0.00	70.00
TOTAL BUILDING MAINT	400.00	2,907.05	(2,507.05)	820.00	2,907.05	(2,087.05)
7320 ELECTRIC	35.00	40.12	(5.12)	70.00	120.83	(50.83)
7370 WATER/SEWER	5,500.00	6,358.18	(858.18)	11,000.00	16,728.52	(5,728.52)
7371 STORMWATER	4,700.00	4,682.63	17.37	4,700.00	4,682.63	17.37
7380 TRASH REMOVAL	900.00	(0.83)	900.83	1,800.00	1,823.09	(23.09)
TOTAL UTILITIES	11,135.00	11,080.10	54.90	17,570.00	23,355.07	(5,785.07)

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF FEBRUARY 28, 2010

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7415 LANDSCAPE CONTRACT	2,000.00	2,000.00	0.00	4,000.00	4,000.00	0.00
7526 PEST CONTROL	100.00	0.00	100.00	200.00	465.00	(265.00)
7630 SNOW REMOVAL	4,000.00	963.50	3,036.50	8,000.00	5,731.50	2,268.50
7690 MISC LANDSCAPE	100.00	0.00	100.00	200.00	0.00	200.00
TOTAL GROUNDS MAINT	6,200.00	2,963.50	3,236.50	12,400.00	10,196.50	2,203.50
TOTAL EXPENSES	21,195.00	20,071.45	1,123.55	37,710.00	44,984.58	(7,274.58)
NET PROFIT/LOSS	(4,470.00)	(3,450.45)	1,019.55	(4,260.00)	(11,542.58)	(7,282.58)

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF FEBRUARY 28, 2010

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9210 PAINTING	2,000.00	2,000.00	0.00	4,000.00	4,000.00	0.00
9250 CONCRETE	1,217.00	1,217.00	0.00	2,434.00	2,434.00	0.00
9255 ASPHALT	1,292.00	1,292.00	0.00	2,584.00	2,584.00	0.00
9350 INTEREST INCOME	0.00	36.35	36.35	0.00	72.69	72.69
TOTAL REVENUE	4,509.00	4,545.35	36.35	9,018.00	9,090.69	72.69

RESERVE EXPENSE

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
EXPENSE						
EXCESS/LOSS OF RESERVES	4,509.00	4,545.35	36.35	9,018.00	9,090.69	72.69