



CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report  
AS OF JULY 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	\$ 139,776.00	\$ 139,776.00	\$ 0.00
5210 LATE FEE CHARGE	0.00	0.00	0.00	0.00	120.00	120.00
5220 COLLECTION COST REC	300.00	403.00	103.00	2,100.00	2,401.30	301.30
5450 TRANSFERS TO RESERVE	(3,573.00)	(3,573.00)	0.00	(25,011.00)	(25,011.00)	0.00
TOTAL INCOME	16,695.00	16,798.00	103.00	116,865.00	117,286.30	421.30
EXPENSES						
7030 MANAGEMENT FEES	1,040.00	1,040.00	0.00	7,280.00	7,280.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	300.00	36.00	264.00
7045 LEGAL COLLECTIONS	300.00	403.00	(103.00)	2,100.00	2,673.20	(573.20)
7055 AUDIT FEES	0.00	0.00	0.00	1,100.00	0.00	1,100.00
7060 PRINTING & COPYING	50.00	5.90	44.10	350.00	130.80	219.20
7062 POSTAGE	0.00	19.68	(19.68)	0.00	126.07	(126.07)
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)	140.00	494.58	(354.58)
TOTAL ADMINISTRATIVE	1,410.00	1,506.58	(96.58)	13,270.00	10,740.65	2,529.35
7130 INSURANCE	2,032.00	1,631.15	400.85	18,692.00	9,220.02	9,471.98
TOTAL TAXES & INSURANCE	2,032.00	1,631.15	400.85	18,692.00	9,220.02	9,471.98
7230 BLDG MAINT & SUPPLIE	400.00	1,052.00	(652.00)	2,800.00	1,622.71	1,177.29
7270 ROOF REPAIRS	0.00	0.00	0.00	150.00	4,445.00	(4,295.00)
7290 OTHER BUILDING MAINT	45.00	0.00	45.00	180.00	371.97	(191.97)
TOTAL BUILDING MAINT	445.00	1,052.00	(607.00)	3,130.00	6,439.68	(3,309.68)

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	\$	\$	\$	\$	\$	\$
7320 ELECTRIC	34.00	0.00	34.00	238.00	(134.78)	372.78
7370 WATER/SEWER	8,636.00	0.00	8,636.00	45,706.00	31,995.36	13,710.64
7371 STORMWATER	0.00	0.00	0.00	4,300.00	4,682.63	(382.63)
7380 TRASH REMOVAL	900.00	904.06	(4.06)	6,300.00	5,998.89	301.11
TOTAL UTILITIES	9,570.00	904.06	8,665.94	56,544.00	42,542.10	14,001.90
7410 LANDSCAPE MAINT	0.00	380.00	(380.00)	0.00	380.00	(380.00)
7415 LANDSCAPE CONTRACT	2,000.00	2,000.00	0.00	14,000.00	12,000.00	2,000.00
7440 SPRINKLER SYS MAINT	360.00	50.00	310.00	1,800.00	302.00	1,498.00
7526 PEST CONTROL	0.00	0.00	0.00	300.00	1,734.70	(1,434.70)
7630 SNOW REMOVAL	0.00	0.00	0.00	12,000.00	11,735.25	264.75
7690 MISC LANDSCAPE	200.00	120.00	80.00	1,400.00	608.50	791.50
TOTAL GROUNDS MAINT	2,560.00	2,550.00	10.00	29,500.00	26,760.45	2,739.55
TOTAL EXPENSES	16,017.00	7,643.79	8,373.21	121,136.00	95,702.90	25,433.10
NET PROFIT/LOSS	678.00	9,154.21	8,476.21	(4,271.00)	21,583.40	25,854.40

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RESERVE REVENUE						
9210 PAINTING	2,000.00	2,000.00	0.00	14,000.00	14,000.00	0.00
9250 CONCRETE	1,217.00	1,217.00	0.00	8,519.00	8,519.00	0.00
9255 ASPHALT	356.00	356.00	0.00	2,492.00	2,492.00	0.00
9350 INTEREST INCOME	0.00	944.55	944.55	0.00	1,676.28	1,676.28
TOTAL REVENUE	3,573.00	4,517.55	944.55	25,011.00	26,687.28	1,676.28
EXPENSE						
9500 ROOF REPLACEMENT	0.00	14,292.92	(14,292.92)	0.00	28,642.68	(28,642.68)
TOTAL EXPENSES	0.00	14,292.92	(14,292.92)	0.00	28,642.68	(28,642.68)
EXCESS/LOSS OF RESERVES	3,573.00	(9,775.37)	(13,348.37)	25,011.00	(1,955.40)	(26,966.40)