

CREEKSIDE TOWNHOME ASSOCIATION

AS OF JULY 31, 2011

ASSETS

CASH		
1012 CASH-US BANK	14,272.80	
1020 RES-RBC	<u>633,254.34</u>	
TOTAL CASH		<u>647,527.14</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	8,253.34	
1115 ALLOW FOR BAD DEBT	8,974.23	
1135 PREPAID INSURANCE	<u>763.00</u>	
TOTAL RECEIVABLES		<u>17,990.57</u>
TOTAL ASSETS		<u>665,517.71</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	<u>5,456.29</u>	
TOTAL LIABILITIES		<u>5,456.29</u>
EQUITY		
2930 WORKING CAPITAL	32,118.00	
2931 RES-RBC/ASSET VALUE	1,716.38	
2940 CURRENT EARNINGS	(324,940.41)	
2941 CURRENT EARNINGS	324,940.41	
2950 RESERVE FUND-PRIOR	973,756.99	
2955 RESERVE FUND-CURRENT	(333,956.27)	
2960 OPERATING FUND-PRIOR	(22,589.54)	
2965 OPERATING FD-CURRENT	<u>9,015.86</u>	
TOTAL EQUITY		<u>660,061.42</u>
TOT LIABILITY AND EQUITY		<u>665,517.71</u>

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF JULY 31, 2011
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	\$146,328.00	\$146,328.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(616.00)	(616.00)	0.00
5114 HEAT TAPE REIMB	(240.00)	(240.00)	0.00	(1,688.00)	(1,688.00)	(8.00)
5210 LATE FEE CHARGE	0.00	50.00	50.00	0.00	280.00	280.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	200.00	0.00	(200.00)	1,400.00	2,448.85	1,048.85
5245 INTEREST INCOME	0.00	0.40	0.40	0.00	1.82	1.82
5255 MISC INCOME	0.00	0.00	0.00	0.00	50.00	50.00
5450 TRANSFERS TO RESERVE	(3,684.00)	(3,684.00)	0.00	(25,788.00)	(25,788.00)	0.00
TOTAL INCOME	17,092.00	16,942.40	(149.60)	119,644.00	121,036.67	1,392.67
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	552.00	(552.00)	300.00	1,631.60	(1,331.60)
7045 LEGAL COLLECTIONS	200.00	0.00	200.00	1,400.00	2,448.85	(1,048.85)
7055 AUDIT FEES	0.00	0.00	0.00	1,200.00	450.00	750.00
7060 PRINTING & COPYING	60.00	454.80	(394.80)	420.00	1,325.34	(905.34)
7062 POSTAGE	0.00	14.16	(14.16)	0.00	137.85	(137.85)
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7090 MISC ADMINISTRATIVE	40.00	43.00	(3.00)	280.00	316.00	(36.00)
TOTAL ADMINISTRATIVE	1,340.00	2,103.96	(763.96)	12,880.00	13,589.64	(709.64)
7130 INSURANCE	2,000.00	3,430.08	(1,430.08)	14,000.00	11,871.28	2,128.72
TOTAL TAXES & INSURANCE	2,000.00	3,430.08	(1,430.08)	14,000.00	11,871.28	2,128.72
7230 BLDG MAINT & SUPPLIE	300.00	0.00	300.00	2,100.00	1,082.55	1,017.45
7270 ROOF REPAIRS	0.00	0.00	0.00	150.00	630.00	(480.00)
7290 OTHER BUILDING MAINT	70.00	0.00	70.00	280.00	25.00	255.00
TOTAL BUILDING MAINT	370.00	0.00	370.00	2,530.00	1,737.55	792.45
7320 ELECTRIC	42.00	40.23	1.77	294.00	252.27	41.73

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7370 WATER/SEWER	9,065.00	8,221.20	843.80	47,975.00	45,966.65	2,008.35
7371 STORMWATER	0.00	0.00	0.00	4,700.00	4,737.26	(37.26)
7380 TRASH REMOVAL	980.00	1,002.86	(22.86)	6,860.00	6,930.61	(70.61)
TOTAL UTILITIES	10,087.00	9,264.29	822.71	59,829.00	57,886.79	1,942.21
7410 LANDSCAPE MAINT	500.00	600.00	(100.00)	2,000.00	600.00	1,400.00
7415 LANDSCAPE CONTRACT	2,060.00	2,000.00	60.00	14,420.00	14,000.00	420.00
7430 TREE/SHRUB INSTALL	0.00	(300.00)	300.00	0.00	(300.00)	300.00
7440 SPRINKLER SYS MAINT	200.00	139.00	61.00	1,000.00	512.00	488.00
7526 PEST CONTROL	100.00	189.00	(89.00)	700.00	669.00	31.00
7630 SNOW REMOVAL	0.00	0.00	0.00	12,000.00	9,517.25	2,482.75
7690 MISC LANDSCAPE	100.00	690.95	(590.95)	700.00	1,937.30	(1,237.30)
TOTAL GROUNDS MAINT	2,960.00	3,318.95	(358.95)	30,820.00	26,935.55	3,884.45
TOTAL EXPENSES	16,757.00	18,117.28	(1,360.28)	120,059.00	112,020.81	8,038.19
NET PROFIT/LOSS	335.00	(1,174.88)	(1,509.88)	(415.00)	9,015.86	9,430.86

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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	864.00	864.00	0.00	6,048.00	6,048.00	0.00
9255 ASPHALT	820.00	820.00	0.00	5,740.00	5,740.00	0.00
9350 INTEREST INCOME	0.00	1,217.26	1,217.26	0.00	5,307.10	5,307.10
TOTAL REVENUE	3,684.00	4,901.26	1,217.26	25,788.00	31,095.10	5,307.10
EXPENSE						
9500 ROOF REPLACEMENT	0.00	19,668.75	(19,668.75)	0.00	19,668.75	(19,668.75)
9535 GUTTER/DOWNSPOUT	0.00	0.00	0.00	0.00	13,506.00	(13,506.00)
9559 PAINTING	0.00	171,032.62	(171,032.62)	0.00	305,364.62	(305,364.62)
9563 LANDSCAPE	0.00	26,512.00	(26,512.00)	0.00	26,512.00	(26,512.00)
TOTAL EXPENSES	0.00	217,213.37	(217,213.37)	0.00	365,051.37	(365,051.37)
EXCESS/LOSS OF RESERVES	3,684.00	(212,312.11)	(215,996.11)	25,788.00	(333,956.27)	(359,744.27)