

CREEKSIDE TOWNHOME ASSOCIATION

AS OF NOVEMBER 30, 2009

ASSETS

CASH	
1010 CASH-BANK OF CHOICE	15,006.46
1020 RES-RBC WEALTH MGMT	<u>813,500.43</u>
TOTAL CASH	<u>828,506.89</u>
ACCOUNTS RECEIVABLE	
1110 DUES RECEIVABLE	4,100.71
1115 ALLOW FOR BAD DEBT	8,552.23
1130 DUE FROM OPERATING	38,255.60
1135 PREPAID INSURANCE	<u>763.00</u>
TOTAL RECEIVABLES	<u>51,671.54</u>
TOTAL ASSETS	<u>880,178.43</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES	
2115 PREPAID ASSESSMENTS	5,143.82
2170 INS SETTLE-ROOFS	639,140.00
2190 DUE TO RESERVES	<u>38,255.60</u>
TOTAL LIABILITIES	<u>682,539.42</u>
EQUITY	
2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	5,318.15
2941 CURRENT EARNINGS	(5,318.15)
2950 RESERVE FUND-PRIOR	200,452.47
2955 RESERVE FUND-CURRENT	(17,006.48)
2960 OPERATING FUND-PRIOR	(40,249.61)
2965 OPERATING FD-CURRENT	<u>22,324.63</u>
TOTAL EQUITY	<u>197,639.01</u>
TOT LIABILITY AND EQUITY	<u>880,178.43</u>

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF NOVEMBER 30, 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	\$219,648.00	\$219,648.00	\$0.00
5210 LATE FEE CHARGE	0.00	40.00	40.00	0.00	200.00	200.00
5220 COLLECTION COST REC	300.00	272.00	(28.00)	3,300.00	3,244.50	(55.50)
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	(39,303.00)	(39,303.00)	0.00
TOTAL INCOME	16,695.00	16,707.00	12.00	183,645.00	183,923.50	278.50
EXPENSES						
7030 MANAGEMENT FEES	1,040.00	1,040.00	0.00	11,440.00	11,440.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	36.00	564.00
7045 LEGAL COLLECTIONS	300.00	272.00	28.00	3,300.00	3,516.40	(216.40)
7055 AUDIT FEES	0.00	0.00	0.00	1,100.00	500.00	600.00
7060 PRINTING & COPYING	50.00	264.29	(214.29)	550.00	457.79	92.21
7062 POSTAGE	0.00	21.88	(21.88)	0.00	205.84	(205.84)
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7090 MISC ADMINISTRATIVE	20.00	63.00	(43.00)	220.00	671.58	(451.58)
TOTAL ADMINISTRATIVE	1,410.00	1,661.17	(251.17)	19,210.00	16,827.61	2,382.39
7130 INSURANCE	0.00	(1,631.15)	1,631.15	24,788.00	15,749.62	9,038.38
TOTAL TAXES & INSURANCE	0.00	(1,631.15)	1,631.15	24,788.00	15,749.62	9,038.38
7230 BLDG MAINT & SUPPLIE	400.00	1,761.20	(1,361.20)	4,400.00	6,333.46	(1,933.46)
7270 ROOF REPAIRS	0.00	0.00	0.00	250.00	4,445.00	(4,195.00)
7290 OTHER BUILDING MAINT	45.00	0.00	45.00	270.00	371.97	(101.97)
TOTAL BUILDING MAINT	445.00	1,761.20	(1,316.20)	4,920.00	11,150.43	(6,230.43)
7320 ELECTRIC	34.00	33.70	0.30	374.00	33.42	340.58
7370 WATER/SEWER	5,502.00	7,538.63	(2,036.63)	74,512.00	60,324.65	14,187.35
7371 STORMWATER	0.00	0.00	0.00	4,300.00	4,682.63	(382.63)
7380 TRASH REMOVAL	900.00	912.38	(12.38)	9,900.00	9,623.02	276.98

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL UTILITIES	6,436.00	8,484.71	(2,048.71)	89,086.00	74,663.72	14,422.28
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	22,000.00	20,000.00	2,000.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	2,520.00	659.00	1,861.00
7526 PEST CONTROL	0.00	345.00	(345.00)	500.00	2,192.74	(1,692.74)
7630 SNOW REMOVAL	4,000.00	6,997.00	(2,997.00)	20,000.00	18,732.25	1,267.75
7690 MISC LANDSCAPE	200.00	75.00	125.00	2,200.00	1,068.50	1,131.50
TOTAL GROUNDS MAINT	6,200.00	9,417.00	(3,217.00)	47,220.00	43,207.49	4,012.51
TOTAL EXPENSES	14,491.00	19,692.93	(5,201.93)	185,224.00	161,598.87	23,625.13
NET PROFIT/LOSS	2,204.00	(2,985.93)	(5,189.93)	(1,579.00)	22,324.63	23,903.63

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9210 PAINTING	2,000.00	2,000.00	0.00	22,000.00	22,000.00	0.00
9250 CONCRETE	1,217.00	1,217.00	0.00	13,387.00	13,387.00	0.00
9255 ASPHALT	356.00	356.00	0.00	3,916.00	3,916.00	0.00
9350 INTEREST INCOME	0.00	0.00	0.00	1,904.86	1,904.86	1,904.86
TOTAL REVENUE	3,573.00	3,573.00	0.00	39,303.00	41,207.86	1,904.86
EXPENSE						
9500 ROOF REPLACEMENT	0.00	0.00	0.00	0.00	45,839.34	(45,839.34)
9540 CONCRETE	0.00	0.00	0.00	0.00	12,375.00	(12,375.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	58,214.34	(58,214.34)
EXCESS/LOSS OF RESERVES	3,573.00	3,573.00	0.00	39,303.00	(17,006.48)	(56,309.48)