

CREEKSIDE TOWNHOME ASSOCIATION

AS OF OCTOBER 31, 2008

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE		6,352.95	
1020 RES-RBC WEALTH MGMT		170,520.02	

TOTAL CASH			176,872.97

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		12,733.39	
1115 ALLOW FOR BAD DEBT		7,505.92	
1130 DUE FROM OPERATING		73,255.60	
1135 PREPAID INSURANCE		763.00	

TOTAL RECEIVABLES			94,257.91

TOTAL ASSETS			271,130.88
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LIABILITIES & EQUITY

CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		6,031.55	
2190 DUE TO RESERVES		73,255.60	

TOTAL LIABILITIES			79,287.15

EQUITY			
2930 WORKING CAPITAL		32,118.00	
2940 CURRENT EARNINGS		127,368.64	
2941 CURRENT EARNINGS		(127,368.64)	
2950 RESERVE FUND-PRIOR		72,606.70	
2955 RESERVE FUND-CURRENT		134,498.76	
2960 OPERATING FUND-PRIOR		(40,249.61)	
2965 OPERATING FD-CURRENT		(7,130.12)	

TOTAL EQUITY			191,843.73

TOT LIABILITY AND EQUITY			271,130.88
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF OCTOBER 31, 2008

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$ 19,032.00	\$ 19,032.00	\$ 0.00	\$ 190,320.00	\$ 190,320.00	\$ 0.00
5210 LATE FEE CHARGE	0.00	60.00	60.00	0.00	420.00	420.00
5220 COLLECTION COST REC	300.00	129.00	(171.00)	3,000.00	2,758.76	(241.24)
5255 MISC INCOME	0.00	0.00	0.00	0.00	100.00	100.00
5450 TRANSFERS TO RESERVE	(2,637.00)	(2,637.00)	0.00	(26,370.00)	(46,370.00)	(20,000.00)
TOTAL INCOME	16,695.00	16,584.00	(111.00)	166,950.00	147,228.76	(19,721.24)
EXPENSES						
7030 MANAGEMENT FEES	1,040.00	1,040.00	0.00	10,400.00	10,400.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	409.00	191.00
7045 LEGAL COLLECTIONS	300.00	129.00	171.00	3,000.00	2,752.76	247.24
7055 AUDIT FEES	0.00	0.00	0.00	1,100.00	0.00	1,100.00
7060 PRINTING & COPYING	50.00	15.50	34.50	500.00	201.55	298.45
7062 POSTAGE	0.00	22.44	(22.44)	0.00	218.45	(218.45)
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)	200.00	515.90	(315.90)
TOTAL ADMINISTRATIVE	1,410.00	1,244.94	165.06	17,800.00	14,497.66	3,302.34
7130 INSURANCE	1,955.00	2,030.36	(75.36)	23,460.00	22,807.92	652.08
TOTAL TAXES & INSURANCE	1,955.00	2,030.36	(75.36)	23,460.00	22,807.92	652.08
7230 BLDG MAINT & SUPPLIE	500.00	1,182.70	(682.70)	5,000.00	3,959.78	1,040.22
7270 ROOF REPAIRS	50.00	340.00	(290.00)	250.00	1,170.00	(920.00)
7290 OTHER BUILDING MAINT	45.00	0.00	45.00	450.00	0.00	450.00
TOTAL BUILDING MAINT	595.00	1,522.70	(927.70)	5,700.00	5,129.78	570.22

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7320 ELECTRIC	\$ 34.00	\$ 33.78	\$ 0.22	\$ 340.00	\$ 297.07	\$ 42.93
7370 WATER/SEWER	6,426.00	10,149.95	(3,723.95)	68,466.00	66,476.36	1,989.64
7371 STORMWATER	0.00	0.00	0.00	4,300.00	4,292.41	7.59
7380 TRASH REMOVAL	840.00	909.36	(69.36)	8,160.00	8,907.86	(747.86)
TOTAL UTILITIES	7,300.00	11,093.09	(3,793.09)	81,266.00	79,973.70	1,292.30
7410 LANDSCAPE MAINT	0.00	370.00	(370.00)	0.00	1,676.00	(1,676.00)
7415 LANDSCAPE CONTRACT	2,048.00	2,049.00	(1.00)	20,480.00	18,441.00	2,039.00
7440 SPRINKLER SYS MAINT	0.00	356.50	(356.50)	2,100.00	2,880.50	(780.50)
7526 PEST CONTROL	100.00	0.00	100.00	500.00	314.32	185.68
7630 SNOW REMOVAL	4,000.00	0.00	4,000.00	16,000.00	7,334.00	8,666.00
7631 HAND WATERING	200.00	0.00	200.00	800.00	0.00	800.00
7690 MISC LANDSCAPE	200.00	65.00	135.00	2,000.00	1,304.00	696.00
TOTAL GROUNDS MAINT	6,548.00	2,840.50	3,707.50	41,880.00	31,949.82	9,930.18
TOTAL EXPENSES	17,808.00	18,731.59	(923.59)	170,106.00	154,358.88	15,747.12
NET PROFIT/LOSS	(1,113.00)	(2,147.59)	(1,034.59)	(3,156.00)	(7,130.12)	(3,974.12)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES \$	0.00	0.00	\$ 0.00	0.00	\$ 20,000.00	\$ 20,000.00
9231 PAINTING	2,000.00	2,000.00	0.00	20,000.00	20,000.00	0.00
9250 CONCRETE	165.00	165.00	0.00	1,650.00	1,650.00	0.00
9255 ASPHALT	122.00	122.00	0.00	1,220.00	1,220.00	0.00
9265 IRRIG. TAP REIMB	350.00	350.00	0.00	3,500.00	3,500.00	0.00
9267 TRAV INS-HAIL CLAIM	0.00	0.00	0.00	0.00	112,402.83	112,402.83
9350 INTEREST INCOME	0.00	322.48	322.48	0.00	843.93	843.93
TOTAL REVENUE	2,637.00	2,959.48	322.48	26,370.00	159,616.76	133,246.76
EXPENSE						
9540 CONCRETE	0.00	0.00	0.00	0.00	25,118.00	(25,118.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	25,118.00	(25,118.00)
EXCESS/LOSS OF RESERVES	2,637.00	2,959.48	322.48	26,370.00	134,498.76	108,128.76