

CREEKSIDE AT BRIDGECREEK

AS OF OCTOBER 31, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	3,160.69	
1022 RES-BANK OF CHOICE		10,296.33	

TOTAL CASH			13,457.02

ACCOUNTS RECEIVABLE			
1130 DUE TO RESERVES		6,000.00	
1135 PREPAID EXPENSE		1,012.00	

TOTAL RECEIVABLES			7,012.00

TOTAL ASSETS			20,469.02
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LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		2,749.00	
2190 DUE FROM OPERATING		6,000.00	

TOTAL LIABILITIES			8,749.00

EQUITY			
2930 WORKING CAPITAL		13,737.90	
2940 CURRENT EARNINGS		(26,467.85)	
2941 CURRENT EARNINGS		26,467.85	
2950 RESERVE FUND-PRIOR		22,539.49	
2955 RESERVE FUND-CURRENT		(24,918.33)	
2960 OPERATING FUND-PRIOR		1,910.48	
2965 OPERATING FD-CURRENT		(1,549.52)	

TOTAL EQUITY			11,720.02

TOT LIABILITY AND EQUITY			20,469.02
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Budget Comparison Report
AS OF OCTOBER 31, 2009

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$ 6,699.00	\$ 6,699.00	\$ 0.00	\$ 66,990.00	\$ 66,990.00	\$ 0.00
5450 TRANSFERS TO RESERVE	(2,000.00)	(2,000.00)	0.00	(20,000.00)	(20,000.00)	0.00
TOTAL INCOME	4,699.00	4,699.00	0.00	46,990.00	46,990.00	0.00
EXPENSES						
7030 MANAGEMENT FEES	890.00	890.00	0.00	8,900.00	8,900.00	0.00
7040 LEGAL & ACCOUNTING	0.00	0.00	0.00	300.00	0.00	300.00
7050 OFFICE EXPENSE	15.00	0.00	15.00	150.00	0.00	150.00
7060 PRINTING & COPYING	15.00	8.60	6.40	150.00	101.90	48.10
7062 POSTAGE	25.00	22.80	2.20	250.00	205.77	44.23
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	75.94	(75.94)
7090 MISC ADMINISTRATIVE	35.00	40.00	(5.00)	350.00	527.08	(177.08)
TOTAL ADMINISTRATIVE	980.00	961.40	18.60	10,100.00	9,810.69	289.31
7120 INCOME TAXES	0.00	0.00	0.00	0.00	300.00	(300.00)
7130 INSURANCE	650.00	1,931.01	(1,281.01)	7,750.00	8,349.67	(599.67)
TOTAL TAXES & INSURANCE	650.00	1,931.01	(1,281.01)	7,750.00	8,649.67	(899.67)
7230 BLDG & FACILITY RPR	200.00	0.00	200.00	2,000.00	1,682.11	317.89
7250 LIGHT MAINTENANCE	50.00	0.00	50.00	500.00	99.05	400.95
7260 GUTTER MAINTENANCE	75.00	0.00	75.00	750.00	600.00	150.00
7270 ROOF REPAIRS	75.00	0.00	75.00	750.00	2,710.00	(1,960.00)
7280 PLBG & SEWER MAINT	50.00	0.00	50.00	500.00	3,176.00	(2,676.00)
7290 OTHER BUILDING MAINT	150.00	0.00	150.00	1,500.00	0.00	1,500.00
TOTAL BUILDING MAINT	600.00	0.00	600.00	6,000.00	8,267.16	(2,267.16)

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7320 GAS/ELECTRIC	\$ 200.00	\$ 196.85	\$ 3.15	\$ 2,000.00	\$ 1,395.59	\$ 604.41
7370 WATER/SEWER	0.00	1,176.90	(1,176.90)	2,640.00	5,281.45	(2,641.45)
7380 TRASH REMOVAL	270.00	263.62	6.38	2,660.00	2,550.50	109.50
TOTAL UTILITIES	470.00	1,637.37	(1,167.37)	7,300.00	9,227.54	(1,927.54)
7410 LANDSCAPE MAINT	80.00	530.00	(450.00)	1,640.00	1,989.38	(349.38)
7412 LANDSCAPE IMPROV	0.00	0.00	0.00	900.00	2,170.00	(1,270.00)
7415 LANDSCAPE CONTRACT	675.00	940.72	(265.72)	5,400.00	5,644.32	(244.32)
7440 SPRINKLER SYS MAINT	0.00	292.30	(292.30)	600.00	601.87	(1.87)
7460 FENCE REPAIRS	0.00	0.00	0.00	0.00	658.50	(658.50)
TOTAL LANDSCAPE MAINT	755.00	1,763.02	(1,008.02)	8,540.00	11,064.07	(2,524.07)
7515 CONCRETE REPAIRS	0.00	0.00	0.00	0.00	81.14	(81.14)
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	0.00	81.14	(81.14)
7610 STREET PAINTING	0.00	0.00	0.00	400.00	0.00	400.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	2,400.00	226.00	2,174.00
7620 STREET SWEEPING	0.00	0.00	0.00	400.00	0.00	400.00
7630 SNOW REMOVAL	0.00	0.00	0.00	3,500.00	1,213.25	2,286.75
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	6,700.00	1,439.25	5,260.75
TOTAL EXPENSES	3,455.00	6,292.80	(2,837.80)	46,390.00	48,539.52	(2,149.52)
NET PROFIT/LOSS	1,244.00	(1,593.80)	(2,837.80)	600.00	(1,549.52)	(2,149.52)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9270 TRANSFER TO RESERVES	2,000.00	2,000.00	0.00	20,000.00	20,000.00	0.00
9350 INTEREST INCOME	25.00	1.96	(23.04)	250.00	85.89	(164.11)
TOTAL REVENUE	2,025.00	2,001.96	(23.04)	20,250.00	20,085.89	(164.11)
EXPENSE						
9510 ROOF INSPECTION	1,000.00	0.00	1,000.00	4,000.00	0.00	4,000.00
9530 ASPHALT SEAL	0.00	0.00	0.00	0.00	4,819.02	(4,819.02)
9531 ASPHALT/CONCRETE	12,000.00	0.00	12,000.00	12,000.00	40,185.20	(28,185.20)
9560 SPECIAL EQUIPMENT	0.00	0.00	0.00	2,000.00	0.00	2,000.00
TOTAL EXPENSES	13,000.00	0.00	13,000.00	18,000.00	45,004.22	(27,004.22)
EXCESS/LOSS OF RESERVES	(10,975.00)	2,001.96	12,976.96	2,250.00	(24,918.33)	(27,168.33)