

DRY CREEK CROSSING HOA

AS OF FEBRUARY 28, 2010

ASSETS

CASH		
1010 CASH-BANK OF CHOICE	\$1,362.22	
1020 RES-BANK OF CHOICE	86,896.90	
1021 RES-BOC CD	75,000.00	
1022 RES-RBC WEALTH MGMT	107,431.99	
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TOTAL CASH		270,691.11
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ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	28,614.86	
1115 ALLOW FOR BAD DEBT	(90,000.00)	
1130 DUE FROM RESERVES	45,000.00	
1135 PREPAID EXPENSE	18,731.00	
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TOTAL RECEIVABLES		2,345.86
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FIXED ASSETS		
1610 EQUIPMENT	19,088.00	
1650 ACCUM DEPRECIATION	(2,534.00)	
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		16,554.00
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TOTAL ASSETS		289,590.97
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LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	32,275.34	
2120 PAYROLL TAX PAYABLE	(464.32)	
2190 DUE TO OPERATING	45,000.00	
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TOTAL LIABILITIES		76,811.02
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EQUITY		
2930 WORKING CAPITAL	77,425.00	
2940 CURRENT EARNINGS	45,804.92	
2941 CURRENT EARNINGS	(45,804.92)	
2950 RESERVE FUND-PRIOR	276,496.55	
2955 RESERVE FUND-CURRENT	18,676.29	
2960 OPERATING FUND-PRIOR	(186,946.52)	
2965 OPERATING FD-CURRENT	27,128.63	
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TOTAL EQUITY		212,779.95
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TOT LIABILITY AND EQUITY		289,590.97
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Budget Comparison Report
AS OF FEBRUARY 28, 2010
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$43,041.00	\$43,039.00	(\$2.00)	\$86,082.00	\$86,082.00	\$0.00
5115 UTILITIES INCOME	5,440.00	16,696.74	11,256.74	10,880.00	22,913.30	12,033.30
5210 LATE FEE CHARGE	300.00	339.53	39.53	600.00	442.10	(157.90)
5220 COLLECTION COST REC	0.00	150.00	150.00	0.00	357.00	357.00
5240 CAPITALIZATION	800.00	756.00	(44.00)	1,600.00	1,146.00	(454.00)
5249 CLUBHOUSE	140.00	(300.00)	(440.00)	280.00	350.00	70.00
5250 KEY FOBS/GRG OPENERS	150.00	0.00	(150.00)	300.00	495.00	195.00
5252 GARAGE INCOME	7,510.00	7,511.00	1.00	15,020.00	15,022.00	2.00
5450 TRANSFERS TO RESERVE	(8,322.00)	(8,322.00)	0.00	(16,644.00)	(16,644.00)	0.00
TOTAL INCOME	49,059.00	59,870.27	10,811.27	98,118.00	110,163.40	12,045.40
EXPENSES						
7030 MANAGEMENT FEES	2,976.00	2,976.00	0.00	5,952.00	5,952.00	0.00
7040 LEGAL FEES	200.00	0.00	200.00	400.00	230.00	170.00
7045 LEGAL COLLECTIONS	0.00	150.00	(150.00)	0.00	426.00	(426.00)
7050 OFFICE EXPENSE	0.00	35.93	(35.93)	100.00	35.93	64.07
7060 PRINTING & COPYING	85.00	78.00	7.00	170.00	190.45	(20.45)
7062 POSTAGE	50.00	43.32	6.68	100.00	81.45	18.55
7070 BANK CHARGES	0.00	(148.26)	148.26	0.00	154.05	(154.05)
7075 LICENSE,PERMITS,DUES	0.00	0.00	0.00	25.00	0.00	25.00
7081 TELEPHONE/PAGER	985.00	838.55	146.45	1,970.00	1,873.23	96.77
7085 ANNUAL MEETING	0.00	0.00	0.00	250.00	0.00	250.00
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7090 MISC ADMINISTRATIVE	233.00	79.91	153.09	466.00	726.69	(260.69)
TOTAL ADMINISTRATIVE	4,529.00	4,053.45	475.55	10,433.00	9,669.80	763.20
7110 STAFF INSURANCE	888.00	904.04	(16.04)	1,776.00	2,712.12	(936.12)
7111 WORKMAN'S COMP	140.00	0.00	140.00	280.00	0.00	280.00
7114 PAYROLL	6,431.00	6,250.10	180.90	12,862.00	12,500.20	361.80
TOTAL PAYROLL EXPENSE	7,459.00	7,154.14	304.86	14,918.00	15,212.32	(294.32)
7130 INSURANCE	4,635.00	0.00	4,635.00	9,270.00	1,852.27	7,417.73

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TOTAL TAXES & INSURANCE	4,635.00	0.00	4,635.00	9,270.00	1,852.27	7,417.73
7231 ELEVATOR CONTRACT	1,500.00	5,458.32	(3,958.32)	3,000.00	5,458.32	(2,458.32)
7235 HVAC REPAIRS	1,243.00	550.00	693.00	2,486.00	1,617.70	868.30
7240 LIGHTING SUPPLIES	775.00	735.32	39.68	1,550.00	735.32	814.68
7251 ELECTRICAL MAINT	50.00	0.00	50.00	100.00	0.00	100.00
7256 GARAGE REPAIRS	100.00	343.13	(243.13)	200.00	170.36	29.64
7270 ROOF REPAIRS	0.00	0.00	0.00	500.00	0.00	500.00
7280 PLBG & SEWER MAINT	100.00	0.00	100.00	200.00	212.50	(12.50)
7285 FIRE/SECURITY	1,200.00	662.50	537.50	2,400.00	2,497.71	(97.71)
7286 SECURITY	750.00	0.00	750.00	1,500.00	0.00	1,500.00
7290 OTHER BUILDING MAINT	1,300.00	406.59	893.41	2,600.00	406.59	2,193.41
7291 MAINT SUPPLIES	250.00	97.76	152.24	500.00	347.60	152.40
TOTAL BUILDING MAINT	7,268.00	8,253.62	(985.62)	15,036.00	11,446.10	3,589.90
7320 GAS/ELECTRIC	9,989.00	11,764.61	(1,775.61)	19,978.00	23,117.98	(3,139.98)
7370 WATER/SEWER	2,040.00	820.42	1,219.58	4,080.00	1,551.11	2,528.89
7380 TRASH REMOVAL	2,900.00	2,942.00	(42.00)	5,800.00	5,710.00	90.00
TOTAL UTILITIES	14,929.00	15,527.03	(598.03)	29,858.00	30,379.09	(521.09)
7410 LANDSCAPE MAINT	500.00	0.00	500.00	1,000.00	0.00	1,000.00
7415 LANDSCAPE CONTRACT	1,544.00	0.00	1,544.00	3,088.00	0.00	3,088.00
7440 SPRINKLER SYS MAINT	380.00	0.00	380.00	760.00	0.00	760.00
TOTAL LANDSCAPE MAINT	2,424.00	0.00	2,424.00	4,848.00	0.00	4,848.00
7515 CONCRETE REPAIRS	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7526 PEST CONTROL	0.00	0.00	0.00	500.00	0.00	500.00
7527 PET WASTE REMOVAL	250.00	210.90	39.10	500.00	421.80	78.20
TOTAL GROUNDS MAINTENANCE	250.00	210.90	39.10	2,000.00	421.80	1,578.20
7615 PARKING LOT	0.00	0.00	0.00	1,000.00	0.00	1,000.00
7630 SNOW REMOVAL	3,300.00	1,979.40	1,320.60	6,600.00	6,420.65	179.35
7635 SIGN PURCH & REPAIRS	0.00	87.95	(87.95)	300.00	173.95	126.05
TOTAL SNOW/ROAD MAINT	3,300.00	2,067.35	1,232.65	7,900.00	6,594.60	1,305.40

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7712 CLEANING	2,500.00	2,250.00	250.00	5,000.00	6,750.00	(1,750.00)
7713 CLEANING SUPPLIES	70.00	14.66	55.34	140.00	213.79	(73.79)
7714 CARPET CLEANING	0.00	0.00	0.00	7,500.00	0.00	7,500.00
7715 WINDOW WASHING	0.00	0.00	0.00	7,000.00	0.00	7,000.00
7718 CAPITAL IMPROVEMENT	0.00	0.00	0.00	3,600.00	0.00	3,600.00
TOTAL OTHER EXPENSES	2,570.00	2,264.66	305.34	23,240.00	6,963.79	16,276.21
7810 POOL/SPA CONTRACT	500.00	0.00	500.00	1,000.00	0.00	1,000.00
7815 POOL SUPPLIES/CHEMIC	500.00	0.00	500.00	1,000.00	0.00	1,000.00
7830 CLUBHOUSE	200.00	495.00	(295.00)	400.00	495.00	(95.00)
TOTAL REC/FACILITY EXP	1,200.00	495.00	705.00	2,400.00	495.00	1,905.00
TOTAL EXPENSES	48,564.00	40,026.15	8,537.85	119,903.00	83,034.77	36,868.23
NET PROFIT/LOSS	495.00	19,844.12	19,349.12	(21,785.00)	27,128.63	48,913.63

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RESERVE REVENUE						
9200 TRANSFER TO RESERVE	8,322.00	8,322.00	0.00	16,644.00	16,644.00	0.00
9350 INTEREST INCOME	0.00	213.70	213.70	0.00	2,032.29	2,032.29
TOTAL REVENUE	8,322.00	8,535.70	213.70	16,644.00	18,676.29	2,032.29

RESERVE EXPENSE

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
EXPENSE						
EXCESS/LOSS OF RESERVES	8,322.00	8,535.70	213.70	16,644.00	18,676.29	2,032.29