

DRY CREEK CROSSING HOA

AS OF DECEMBER 31, 2008

ASSETS

CASH			
1010 CASH-BANK OF CHOICE	\$	(17,154.61)	
1020 RES-BANK OF CHOICE		76,008.79	
1022 RES-RBC WEALTH MGMT		104,019.01	

TOTAL CASH			162,873.19

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		95,960.97	
1130 DUE FROM RESERVES		70,000.00	
1135 PREPAID EXPENSE		18,076.00	

TOTAL RECEIVABLES			184,036.97

TOTAL ASSETS			346,910.16
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LIABILITIES & EQUITY

CURRENT LIABILITIES			
2110 ACCOUNTS PAYABLE		11,620.05	
2115 PREPAID ASSESSMENTS		29,281.36	
2190 DUE TO OPERATING		70,000.00	

TOTAL LIABILITIES			110,901.41

EQUITY			
2930 WORKING CAPITAL		63,581.00	
2940 CURRENT EARNINGS		69,570.52	
2941 CURRENT EARNINGS		(69,570.52)	
2950 RESERVE FUND-PRIOR		149,664.23	
2955 RESERVE FUND-CURRENT		88,727.02	
2960 OPERATING FUND-PRIOR		(46,807.00)	
2965 OPERATING FD-CURRENT		(19,156.50)	

TOTAL EQUITY			236,008.75

TOT LIABILITY AND EQUITY			346,910.16
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Budget Comparison Report
AS OF DECEMBER 31, 2008
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$ 46,031.00	\$ 50,994.00	\$ 4,963.00	\$ 514,632.00	\$ 548,354.17	\$ 33,722.17
5115 UTILITIES INCOME	3,500.00	253.94	(3,246.06)	42,000.00	56,006.80	14,006.80
5210 LATE FEE CHARGE	185.00	(25.00)	(210.00)	2,220.00	3,400.00	1,180.00
5215 NSF FEE	0.00	0.00	0.00	0.00	40.00	40.00
5220 COLLECTION COST REC	0.00	486.00	486.00	0.00	2,802.75	2,802.75
5240 CAPITALIZATION	260.00	846.00	586.00	3,120.00	13,844.00	10,724.00
5249 CLUBHOUSE	0.00	0.00	0.00	200.00	1,018.28	818.28
5250 KEY FOBS/GRG OPENERS	250.00	0.00	(250.00)	3,000.00	1,865.00	(1,135.00)
5252 GARAGE INCOME	0.00	25.00	25.00	0.00	225.00	225.00
5255 MISC INCOME	10.00	0.00	(10.00)	120.00	25.00	(95.00)
5450 TRANSFERS TO RESERVE	(8,540.00)	(8,540.00)	0.00	(102,480.00)	(102,480.00)	0.00
TOTAL INCOME	41,696.00	44,039.94	2,343.94	462,812.00	525,101.00	62,289.00
EXPENSES						
7030 MANAGEMENT FEES	2,976.00	2,976.00	0.00	32,904.00	31,968.00	936.00
7040 LEGAL FEES	250.00	796.00	(546.00)	3,000.00	3,853.00	(853.00)
7045 LEGAL COLLECTIONS	0.00	489.00	(489.00)	0.00	2,805.75	(2,805.75)
7050 OFFICE EXPENSE	50.00	0.00	50.00	600.00	0.00	600.00
7055 AUDIT FEES	0.00	1,600.00	(1,600.00)	2,500.00	1,600.00	900.00
7060 PRINTING & COPYING	180.00	1,385.04	(1,205.04)	2,160.00	2,228.45	(68.45)
7062 POSTAGE	75.00	45.28	29.72	900.00	561.98	318.02
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	150.00	0.00	150.00
7081 TELEPHONE/PAGER	646.00	833.12	(187.12)	7,752.00	10,056.79	(2,304.79)
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	352.57	(352.57)
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	193.54	(193.54)
7090 MISC ADMINISTRATIVE	100.00	130.19	(30.19)	1,200.00	3,444.02	(2,244.02)
TOTAL ADMINISTRATIVE	4,277.00	8,254.63	(3,977.63)	51,166.00	57,084.10	(5,918.10)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7110 STAFF INSURANCE	\$ 600.00	\$ 544.82	\$ 55.18	\$ 7,200.00	\$ 4,038.68	\$ 3,161.32
7111 WORKMAN'S COMP	270.00	799.00	(529.00)	3,240.00	2,522.00	718.00
7112 YEAR END BONUS	750.00	500.00	250.00	750.00	500.00	250.00
7113 PAYROLL TAXES	1,550.00	3,939.54	(2,389.54)	1,550.00	3,939.54	(2,389.54)
7114 PAYROLL	5,300.00	3,333.44	1,966.56	57,900.00	43,746.57	14,153.43
TOTAL PAYROLL EXPENSE	8,470.00	9,116.80	(646.80)	70,640.00	54,746.79	15,893.21
7130 INSURANCE	3,166.00	576.50	2,589.50	37,992.00	54,032.49	(16,040.49)
TOTAL TAXES & INSURANCE	3,166.00	576.50	2,589.50	37,992.00	54,032.49	(16,040.49)
7230 BLDG & FACILITY RPR	0.00	0.00	0.00	0.00	200.00	(200.00)
7231 ELEVATOR CONTRACT	1,400.00	1,402.11	(2.11)	16,800.00	10,795.71	6,004.29
7233 INS CLAIM REPAIRS	0.00	0.00	0.00	0.00	5,647.19	(5,647.19)
7235 HVAC REPAIRS	100.00	5,107.28	(5,007.28)	1,200.00	13,482.67	(12,282.67)
7240 LIGHTING SUPPLIES	200.00	881.80	(681.80)	2,400.00	6,556.83	(4,156.83)
7251 ELECTRICAL MAINT	150.00	0.00	150.00	1,800.00	394.00	1,406.00
7256 GARAGE REPAIRS	200.00	(3,196.72)	3,396.72	2,400.00	3,214.40	(814.40)
7270 ROOF REPAIRS	0.00	0.00	0.00	500.00	0.00	500.00
7280 PLBG & SEWER MAINT	200.00	0.00	200.00	2,400.00	122.00	2,278.00
7285 FIRE/SECURITY	300.00	92.50	207.50	3,600.00	14,439.02	(10,839.02)
7286 SECURITY	840.00	1,067.50	(227.50)	10,080.00	9,807.50	272.50
7290 OTHER BUILDING MAINT	400.00	489.16	(89.16)	4,800.00	12,341.13	(7,541.13)
7291 MAINT SUPPLIES	250.00	596.11	(346.11)	3,000.00	3,977.79	(977.79)
TOTAL BUILDING MAINT	4,040.00	6,439.74	(2,399.74)	48,980.00	80,978.24	(31,998.24)
7320 GAS/ELECTRIC	7,000.00	10,584.70	(3,584.70)	84,000.00	121,778.01	(37,778.01)
7370 WATER/SEWER	2,400.00	0.00	2,400.00	28,800.00	34,712.79	(5,912.79)
7380 TRASH REMOVAL	2,600.00	2,768.00	(168.00)	31,200.00	28,982.80	2,217.20
TOTAL UTILITIES	12,000.00	13,352.70	(1,352.70)	144,000.00	185,473.60	(41,473.60)

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7415 LANDSCAPE CONTRACT	2,058.00	0.00	2,058.00	24,696.00	34,431.34	(9,735.34)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	3,600.00	330.00	3,270.00
TOTAL LANDSCAPE MAINT	2,058.00	0.00	2,058.00	28,296.00	34,761.34	(6,465.34)
7515 CONCRETE REPAIRS	125.00	0.00	125.00	1,500.00	0.00	1,500.00
7526 PEST CONTROL	120.00	0.00	120.00	1,440.00	150.00	1,290.00
7527 PET WASTE REMOVAL	0.00	0.00	0.00	0.00	198.40	(198.40)
TOTAL GROUNDS MAINTENANCE	245.00	0.00	245.00	2,940.00	348.40	2,591.60
7615 PARKING LOT	150.00	0.00	150.00	1,800.00	0.00	1,800.00
7630 SNOW REMOVAL	3,000.00	5,256.40	(2,256.40)	18,000.00	10,866.40	7,133.60
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	600.00	205.28	394.72
TOTAL SNOW/ROAD MAINT	3,150.00	5,256.40	(2,106.40)	20,400.00	11,071.68	9,328.32
7712 CLEANING	3,000.00	4,710.90	(1,710.90)	34,000.00	38,246.30	(4,246.30)
7713 CLEANING SUPPLIES	100.00	0.00	100.00	1,200.00	0.00	1,200.00
7714 CARPET CLEANING	800.00	1,427.00	(627.00)	9,600.00	8,077.00	1,523.00
7718 CAPITAL IMPROVEMENT	0.00	0.00	0.00	5,000.00	3,862.15	1,137.85
TOTAL OTHER EXPENSES	3,900.00	6,137.90	(2,237.90)	49,800.00	50,185.45	(385.45)
7810 POOL/SPA CONTRACT	0.00	0.00	0.00	4,600.00	9,166.80	(4,566.80)
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	1,600.00	3,809.32	(2,209.32)
7830 CLUBHOUSE	200.00	0.00	200.00	2,400.00	2,599.29	(199.29)
TOTAL REC/FACILITY EXP	200.00	0.00	200.00	8,600.00	15,575.41	(6,975.41)
TOTAL EXPENSES	41,506.00	49,134.67	(7,628.67)	462,814.00	544,257.50	(81,443.50)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
NET PROFIT/LOSS	\$ 190.00	\$ (5,094.73)	\$ (5,284.73)	\$ (2.00)	\$ (19,156.50)	\$ (19,154.50)

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RESERVE REVENUE						
9200 TRANSFER TO RESERVE	\$ 8,540.00	\$ 8,540.00	\$ 0.00	\$ 102,480.00	\$ 102,480.00	\$ 0.00
9350 INTEREST INCOME	500.00	502.55	2.55	6,000.00	5,335.26	(664.74)
TOTAL REVENUE	9,040.00	9,042.55	2.55	108,480.00	107,815.26	(664.74)
EXPENSE						
9560 SPECIAL EQUIPMENT	0.00	0.00	0.00	0.00	19,088.24	(19,088.24)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	19,088.24	(19,088.24)
EXCESS/LOSS OF RESERVES	9,040.00	9,042.55	2.55	108,480.00	88,727.02	(19,752.98)