

DRY CREEK CROSSING HOA

AS OF OCTOBER 31, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	(2,166.01)	
1020 RES-BANK OF CHOICE		175,117.17	
1022 RES-RBC WEALTH MGMT		105,723.22	
TOTAL CASH			278,674.38
ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		36,032.07	
1130 DUE FROM RESERVES		45,000.00	
1135 PREPAID EXPENSE		18,076.00	
TOTAL RECEIVABLES			99,108.07
TOTAL ASSETS			<u>377,782.45</u>
LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		33,580.24	
2120 PAYROLL TAX PAYABLE		(4,843.23)	
2190 DUE TO OPERATING		45,000.00	
TOTAL LIABILITIES			73,737.01
EQUITY			
2930 WORKING CAPITAL		63,581.00	
2940 CURRENT EARNINGS		68,036.69	
2941 CURRENT EARNINGS		(68,036.69)	
2950 RESERVE FUND-PRIOR		219,234.75	
2955 RESERVE FUND-CURRENT		75,812.59	
2960 OPERATING FUND-PRIOR		(46,807.00)	
2965 OPERATING FD-CURRENT		(7,775.90)	
TOTAL EQUITY			304,045.44
TOT LIABILITY AND EQUITY			<u>377,782.45</u>

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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						
\$ 43,103.00	\$ 43,103.00	\$ 0.00	\$ 431,030.00	\$ 431,030.00	\$ 0.00	
5110 ASSESSMENTS	5,000.00	3,001.96	(1,998.04)	50,000.00	51,968.54	1,968.54
5115 UTILITIES INCOME	294.00	185.00	(109.00)	2,940.00	17,565.79	14,625.79
5210 LATE FEE CHARGE	0.00	0.00	0.00	0.00	80.00	80.00
5215 NSF FEE	0.00	632.50	632.50	0.00	5,829.27	5,829.27
5220 COLLECTION COST REC	1,337.00	72.00	(1,265.00)	13,370.00	8,021.00	(5,349.00)
5240 CAPITALIZATION	100.00	0.00	(100.00)	1,000.00	1,325.00	325.00
5249 CLUBHOUSE	174.00	0.00	(174.00)	1,740.00	2,685.00	945.00
5250 KEY FOBS/GRG OPENERS	7,663.00	7,487.00	(176.00)	76,483.00	74,151.89	(2,331.11)
5252 GARAGE INCOME	10.00	3.46	(6.54)	100.00	3.46	(96.54)
5255 MISC INCOME	(9,078.00)	(9,078.00)	0.00	(90,780.00)	(90,780.00)	0.00
5450 TRANSFERS TO RESERVE						
TOTAL INCOME	48,603.00	45,406.92	(3,196.08)	485,883.00	501,879.95	15,996.95
EXPENSES						
7030 MANAGEMENT FEES	2,976.00	2,976.00	0.00	29,760.00	29,760.00	0.00
7040 LEGAL FEES	161.00	0.00	161.00	1,610.00	5,527.40	(3,917.40)
7045 LEGAL COLLECTIONS	0.00	1,000.50	(1,000.50)	0.00	7,961.90	(7,961.90)
7050 OFFICE EXPENSE	0.00	0.00	0.00	100.00	45.39	54.61
7055 AUDIT FEES	0.00	0.00	0.00	2,500.00	550.00	1,950.00
7060 PRINTING & COPYING	100.00	220.40	(120.40)	1,000.00	2,176.85	(1,176.85)
7062 POSTAGE	75.00	43.00	32.00	750.00	530.04	219.96
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	25.00	0.00	25.00
7081 TELEPHONE/PAGER	900.00	688.22	211.78	9,000.00	9,547.14	(547.14)
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	0.00	1,182.53	(1,182.53)
7090 MISC ADMINISTRATIVE	100.00	30.00	70.00	1,000.00	2,229.04	(1,229.04)
TOTAL ADMINISTRATIVE	4,312.00	4,958.12	(646.12)	45,995.00	59,510.29	(13,515.29)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
	\$	\$	\$	\$	\$	\$
7110 STAFF INSURANCE	800.00	904.04	(104.04)	8,000.00	8,522.58	(522.58)
7111 WORKMAN'S COMP	500.00	525.00	(25.00)	5,000.00	323.00	4,677.00
7113 PAYROLL TAXES	0.00	0.00	0.00	1,550.00	0.00	1,550.00
7114 PAYROLL	6,992.00	6,250.10	741.90	69,920.00	62,444.10	7,475.90
TOTAL PAYROLL EXPENSE	8,292.00	7,679.14	612.86	84,470.00	71,289.68	13,180.32
7130 INSURANCE	6,203.00	3,913.86	2,289.14	62,030.00	43,704.49	18,325.51
TOTAL TAXES & INSURANCE	6,203.00	3,913.86	2,289.14	62,030.00	43,704.49	18,325.51
7231 ELEVATOR CONTRACT	2,800.00	6,813.00	(4,013.00)	11,200.00	20,316.38	(9,116.38)
7235 HVAC REPAIRS	600.00	1,750.00	(1,150.00)	6,000.00	12,408.17	(6,408.17)
7240 LIGHTING SUPPLIES	650.00	843.28	(193.28)	6,500.00	7,816.11	(1,316.11)
7251 ELECTRICAL MAINT	50.00	0.00	50.00	500.00	0.00	500.00
7256 GARAGE REPAIRS	400.00	1,363.02	(963.02)	4,000.00	2,126.47	1,873.53
7270 ROOF REPAIRS	0.00	0.00	0.00	500.00	0.00	500.00
7280 FLBG & SEWER MAINT	0.00	0.00	0.00	500.00	1,166.20	(666.20)
7285 FIRE/SECURITY	1,200.00	2,630.00	(1,430.00)	12,000.00	12,906.18	(906.18)
7286 SECURITY	750.00	0.00	750.00	7,500.00	17,660.00	(10,160.00)
7290 OTHER BUILDING MAINT	1,300.00	0.00	1,300.00	13,000.00	11,260.05	1,739.95
7291 MAINT SUPPLIES	100.00	40.41	59.59	1,000.00	2,580.66	(1,580.66)
TOTAL BUILDING MAINT	7,850.00	13,439.71	(5,589.71)	62,700.00	88,240.22	(25,540.22)
7320 GAS/ELECTRIC	11,000.00	7,368.08	3,631.92	110,000.00	92,984.23	17,015.77
7370 WATER/SEWER	1,871.00	2,887.94	(1,016.94)	18,710.00	20,392.87	(1,682.87)
7380 TRASH REMOVAL	2,500.00	2,768.00	(268.00)	25,000.00	27,635.00	(2,635.00)
TOTAL UTILITIES	15,371.00	13,024.02	2,346.98	153,710.00	141,012.10	12,697.90
7410 LANDSCAPE MAINT	200.00	153.98	46.02	2,000.00	6,205.56	(4,205.56)
7415 LANDSCAPE CONTRACT	1,544.00	2,646.00	(1,102.00)	15,440.00	18,522.00	(3,082.00)
7440 SPRINKLER SYS MAINT	100.00	0.00	100.00	1,000.00	3,418.56	(2,418.56)

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TOTAL LANDSCAPE MAINT	1,844.00	2,799.98	(955.98)	18,440.00	28,146.12	(9,706.12)
7515 CONCRETE REPAIRS	125.00	0.00	125.00	1,250.00	0.00	1,250.00
7526 PEST CONTROL	50.00	0.00	50.00	500.00	0.00	500.00
7527 PET WASTE REMOVAL	250.00	210.90	39.10	2,500.00	2,702.77	(202.77)
TOTAL GROUNDS MAINTENANCE	425.00	210.90	214.10	4,250.00	2,702.77	1,547.23
7615 PARKING LOT	0.00	0.00	0.00	800.00	0.00	800.00
7630 SNOW REMOVAL	1,870.00	0.00	1,870.00	7,480.00	9,883.90	(2,403.90)
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	300.00	0.00	300.00
TOTAL SNOW/ROAD MAINT	1,870.00	0.00	1,870.00	8,580.00	9,883.90	(1,303.90)
7712 CLEANING	2,500.00	2,250.00	250.00	25,000.00	23,510.00	1,490.00
7713 CLEANING SUPPLIES	50.00	0.00	50.00	500.00	599.24	(99.24)
7714 CARPET CLEANING	800.00	0.00	800.00	8,000.00	11,149.00	(3,149.00)
7715 WINDOW WASHING	0.00	0.00	0.00	0.00	6,880.00	(6,880.00)
7718 CAPITAL IMPROVEMENT	0.00	7,195.00	(7,195.00)	3,600.00	9,227.30	(5,627.30)
TOTAL OTHER EXPENSES	3,350.00	9,445.00	(6,095.00)	37,100.00	51,365.54	(14,265.54)
7810 POOL/SPA CONTRACT	800.00	575.00	225.00	6,400.00	5,000.00	1,400.00
7815 POOL SUPPLIES/CHEMIC	200.00	494.58	(294.58)	2,000.00	7,764.56	(5,764.56)
7830 CLUBHOUSE	200.00	0.00	200.00	2,000.00	1,036.18	963.82
TOTAL REC/FACILITY EXP	1,200.00	1,069.58	130.42	10,400.00	13,800.74	(3,400.74)
TOTAL EXPENSES	50,717.00	56,540.31	(5,823.31)	487,675.00	509,655.85	(21,980.85)
NET PROFIT/LOSS	(2,114.00)	(11,133.39)	(9,019.39)	(1,792.00)	(7,775.90)	(5,983.90)

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<u>BUDGET</u>	<u>ACTUAL</u>	<u>CURR. VARIANCE</u>	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE</u>
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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	\$ 9,078.00	\$ 9,078.00	\$ 0.00	\$ 90,780.00	\$ 90,780.00	\$ 0.00
9350 INTEREST INCOME	500.00	372.43	(127.57)	5,000.00	2,674.34	(2,325.66)
TOTAL REVENUE	9,578.00	9,450.43	(127.57)	95,780.00	93,454.34	(2,325.66)
EXPENSE						
9531 INSURANCE	0.00	0.00	0.00	0.00	12,566.75	(12,566.75)
9560 SPECIAL EQUIPMENT	0.00	0.00	0.00	0.00	5,075.00	(5,075.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	17,641.75	(17,641.75)
EXCESS/LOSS OF RESERVES	9,578.00	9,450.43	(127.57)	95,780.00	75,812.59	(19,967.41)