

CREEKSID TOWNHOME ASSOCIATION

AS OF JANUARY 31, 2018

ASSETS

CASH

1012 CASH-US BANK	32,374.00
1022 RES-US BANK MM	126,091.24
1023 RES-M CD DUE 12/2017	250,000.00
1024 RES-M CD DUE 6/2019	180,464.77

TOTAL CASH

588,930.01

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	4,657.50
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	35,000.00
1135 PREPAID INSURANCE	763.00

TOTAL RECEIVABLES

49,394.73

TOTAL ASSETS

638,324.74

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	9,418.39
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	35,000.00

TOTAL LIABILITIES

54,818.39

EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	3,390.35
2941 CURRENT EARNINGS	(3,390.35)
2950 RESERVE FUND-PRIOR	595,283.91
2955 RESERVE FUND-CURRENT	(5,865.14)
2960 OPERATING FUND-PRIOR	(47,285.91)
2965 OPERATING FD-CURRENT	9,255.49

TOTAL EQUITY

583,506.35

TOT LIABILITY AND EQUITY

638,324.74

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF JANUARY 31, 2018

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$27,040.00	\$27,040.00	\$0.00	\$27,040.00	\$27,040.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(88.00)	(88.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(416.00)	(416.00)	0.00
5210 LATE FEE CHARGE	0.00	(10.00)	(10.00)	0.00	(10.00)	(10.00)
5220 COLLECTION COST REC	150.00	81.00	(69.00)	150.00	81.00	(69.00)
5245 INTEREST INCOME	0.00	0.86	0.86	0.00	0.86	0.86
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(4,538.00)	(4,538.00)	0.00
TOTAL INCOME	22,148.00	22,069.86	(78.14)	22,148.00	22,069.86	(78.14)
EXPENSES						
7030 MANAGEMENT FEES	1,144.00	1,144.00	0.00	1,144.00	1,144.00	0.00
7045 LEGAL COLLECTIONS	150.00	0.00	150.00	150.00	0.00	150.00
7060 PRINTING & COPYING	55.00	8.75	46.25	55.00	8.75	46.25
7062 POSTAGE	25.00	22.17	2.83	25.00	22.17	2.83
7090 MISC ADMINISTRATIVE	125.00	207.00	(82.00)	125.00	207.00	(82.00)
TOTAL ADMINISTRATIVE	1,499.00	1,381.92	117.08	1,499.00	1,381.92	117.08
7130 INSURANCE	3,550.00	0.00	3,550.00	3,550.00	0.00	3,550.00
TOTAL TAXES & INSURANCE	3,550.00	0.00	3,550.00	3,550.00	0.00	3,550.00
7230 BLDG MAINT & SUPPLIE	250.00	0.00	250.00	250.00	0.00	250.00
7270 ROOF REPAIRS	0.00	285.00	(285.00)	0.00	285.00	(285.00)
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	80.00	0.00	80.00
TOTAL BUILDING MAINT	330.00	285.00	45.00	330.00	285.00	45.00
7320 ELECTRIC	70.00	72.25	(2.25)	70.00	72.25	(2.25)
7370 WATER/SEWER	6,738.00	6,051.36	686.64	6,738.00	6,051.36	686.64
7380 TRASH REMOVAL	1,205.00	1,206.20	(1.20)	1,205.00	1,206.20	(1.20)
TOTAL UTILITIES	8,013.00	7,329.81	683.19	8,013.00	7,329.81	683.19
7415 LANDSCAPE CONTRACT	2,562.00	2,435.00	127.00	2,562.00	2,435.00	127.00
7630 SNOW REMOVAL	5,750.00	911.00	4,839.00	5,750.00	911.00	4,839.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7690 MISC LANDSCAPE	200.00	471.64	(271.64)	200.00	471.64	(271.64)
TOTAL GROUNDS MAINT	8,512.00	3,817.64	4,694.36	8,512.00	3,817.64	4,694.36
TOTAL EXPENSES	21,904.00	12,814.37	9,089.63	21,904.00	12,814.37	9,089.63
NET PROFIT/LOSS	244.00	9,255.49	9,011.49	244.00	9,255.49	9,011.49

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	4,538.00	4,538.00	0.00	4,538.00	4,538.00	0.00
9350 INTEREST INCOME	0.00	15.86	15.86	0.00	15.86	15.86
TOTAL REVENUE	4,538.00	4,553.86	15.86	4,538.00	4,553.86	15.86
EXPENSE						
9540 CONCRETE	0.00	10,419.00	(10,419.00)	0.00	10,419.00	(10,419.00)
TOTAL EXPENSES	0.00	10,419.00	(10,419.00)	0.00	10,419.00	(10,419.00)
EXCESS/LOSS OF RESERVES	4,538.00	(5,865.14)	(10,403.14)	4,538.00	(5,865.14)	(10,403.14)

AP Check Register

Creekside Townhomes

Date Range : 1/1/2018 To 1/31/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001789	01/10/2018	ADA	Adams Roofing	02603	19665a	01/10/2018	285.00	0.00	285.00	285.00
001790	01/10/2018	BBC	Brown Brothers	02604	6611	01/10/2018	10,419.00	0.00	10,419.00	10,419.00
001791	01/10/2018	IREA	IREA	02605	crt	01/10/2018	72.25	0.00	72.25	72.25
001792	01/10/2018	MUT	Mutt Mitt	02606	191239	01/10/2018	471.64	0.00	471.64	471.64
001793	01/10/2018	PER	Perennial Lawn	02607	2017068	01/10/2018	3,346.00	0.00	3,346.00	3,346.00
001794	01/10/2018	WAS	Waste Management	02608	1786	01/10/2018	1,206.20	0.00	1,206.20	1,206.20
001795	01/12/2018	PAR	Parker Water & Sanitation	02609	141189	01/12/2018	6,051.36	0.00	6,051.36	6,051.36
001796	01/22/2018	CRE	Creekside Townhome Assoc	02610	reserves	01/22/2018	4,538.00	0.00	4,538.00	4,538.00
Cash Account 1 Totals							26,389.45	0.00	26,389.45	26,389.45
Property/Company Totals for			Creekside Townhomes				26,389.45	0.00	26,389.45	26,389.45