

CREEKSIDE TOWNHOME ASSOCIATION

AS OF JANUARY 31, 2019

ASSETS

CASH

| | |
|--------------------------|------------|
| 1012 CASH-US BANK | 32,438.63 |
| 1022 RES-US BANK MM | 59,943.08 |
| 1024 RES-M CD DUE 6/2019 | 180,464.77 |

TOTAL CASH

272,846.48

ACCOUNTS RECEIVABLE

| | |
|-------------------------|-----------|
| 1110 DUES RECEIVABLE | 16,769.10 |
| 1115 ALLOW FOR BAD DEBT | 8,974.23 |
| 1130 DUE FROM OPERATING | 35,000.00 |

TOTAL RECEIVABLES

60,743.33

TOTAL ASSETS

333,589.81

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | |
|--------------------------|-----------|
| 2115 PREPAID ASSESSMENTS | 9,731.39 |
| 2180 COMCAST AGREEMENT | 10,400.00 |
| 2190 DUE TO RESERVES | 35,000.00 |

TOTAL LIABILITIES

55,131.39

EQUITY

| | |
|---------------------------|-------------|
| 2930 WORKING CAPITAL | 32,118.00 |
| 2940 CURRENT EARNINGS | 118.62 |
| 2941 CURRENT EARNINGS | (118.62) |
| 2950 RESERVE FUND-PRIOR | 292,206.52 |
| 2955 RESERVE FUND-CURRENT | (10,032.91) |
| 2960 OPERATING FUND-PRIOR | (45,984.72) |
| 2965 OPERATING FD-CURRENT | 10,151.53 |

TOTAL EQUITY

278,458.42

TOT LIABILITY AND EQUITY

333,589.81

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF JANUARY 31, 2019
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|-----------------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|
| INCOME | | | | | | |
| 5110 ASSESSMENTS | \$28,392.00 | \$28,392.00 | \$0.00 | \$28,392.00 | \$28,392.00 | \$0.00 |
| 5113 LIGHTING REIMB | (88.00) | (88.00) | 0.00 | (88.00) | (88.00) | 0.00 |
| 5114 HEAT TAPE REIMB | (780.00) | (780.00) | 0.00 | (780.00) | (780.00) | 0.00 |
| 5210 LATE FEE CHARGE | 0.00 | 50.00 | 50.00 | 0.00 | 50.00 | 50.00 |
| 5220 COLLECTION COST REC | 200.00 | 1,221.80 | 1,021.80 | 200.00 | 1,221.80 | 1,021.80 |
| 5245 INTEREST INCOME | 0.00 | 1.55 | 1.55 | 0.00 | 1.55 | 1.55 |
| 5450 TRANSFERS TO RESERVE | (4,538.00) | (4,538.00) | 0.00 | (4,538.00) | (4,538.00) | 0.00 |
| TOTAL INCOME | 23,186.00 | 24,259.35 | 1,073.35 | 23,186.00 | 24,259.35 | 1,073.35 |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 1,144.00 | 1,144.00 | 0.00 | 1,144.00 | 1,144.00 | 0.00 |
| 7045 LEGAL COLLECTIONS | 200.00 | 1,221.80 | (1,021.80) | 200.00 | 1,221.80 | (1,021.80) |
| 7060 PRINTING & COPYING | 70.00 | 13.60 | 56.40 | 70.00 | 13.60 | 56.40 |
| 7062 POSTAGE | 25.00 | 19.10 | 5.90 | 25.00 | 19.10 | 5.90 |
| 7090 MISC ADMINISTRATIVE | 125.00 | 167.00 | (42.00) | 125.00 | 167.00 | (42.00) |
| TOTAL ADMINISTRATIVE | 1,564.00 | 2,565.50 | (1,001.50) | 1,564.00 | 2,565.50 | (1,001.50) |
| 7230 BLDG MAINT & SUPPLIE | 250.00 | 0.00 | 250.00 | 250.00 | 0.00 | 250.00 |
| 7290 OTHER BUILDING MAINT | 80.00 | 0.00 | 80.00 | 80.00 | 0.00 | 80.00 |
| TOTAL BUILDING MAINT | 330.00 | 0.00 | 330.00 | 330.00 | 0.00 | 330.00 |
| 7320 ELECTRIC | 70.00 | 72.13 | (2.13) | 70.00 | 72.13 | (2.13) |
| 7370 WATER/SEWER | 6,410.00 | 7,416.33 | (1,006.33) | 6,410.00 | 7,416.33 | (1,006.33) |
| 7380 TRASH REMOVAL | 1,266.00 | 1,397.86 | (131.86) | 1,266.00 | 1,397.86 | (131.86) |
| TOTAL UTILITIES | 7,746.00 | 8,886.32 | (1,140.32) | 7,746.00 | 8,886.32 | (1,140.32) |
| 7415 LANDSCAPE CONTRACT | 2,818.00 | 2,562.00 | 256.00 | 2,818.00 | 2,562.00 | 256.00 |
| 7630 SNOW REMOVAL | 5,750.00 | 94.00 | 5,656.00 | 5,750.00 | 94.00 | 5,656.00 |
| 7690 MISC LANDSCAPE | 200.00 | 0.00 | 200.00 | 200.00 | 0.00 | 200.00 |
| TOTAL GROUNDS MAINT | 8,768.00 | 2,656.00 | 6,112.00 | 8,768.00 | 2,656.00 | 6,112.00 |
| TOTAL EXPENSES | 18,408.00 | 14,107.82 | 4,300.18 | 18,408.00 | 14,107.82 | 4,300.18 |

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| BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|------------------------|-----------|----------------|------------|------------|--------------|
| 4,778.00 | 10,151.53 | 5,373.53 | 4,778.00 | 10,151.53 | 5,373.53 |
| NET PROFIT/LOSS | | | | | |

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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 | 26.09 | 26.09 | 0.00 | 26.09 | 26.09 |
| TOTAL REVENUE | 4,538.00 | 4,564.09 | 26.09 | 4,538.00 | 4,564.09 | 26.09 |
| EXPENSE | | | | | | |
| 9559 PAINTING | 0.00 | (8,903.00) | 8,903.00 | 0.00 | (8,903.00) | 8,903.00 |
| 9562 MAJOR PRUNE | 0.00 | 23,500.00 | (23,500.00) | 0.00 | 23,500.00 | (23,500.00) |
| TOTAL EXPENSES | 0.00 | 14,597.00 | (14,597.00) | 0.00 | 14,597.00 | (14,597.00) |
| EXCESS/LOSS OF RESERVES | 4,538.00 | (10,032.91) | (14,570.91) | 4,538.00 | (10,032.91) | (14,570.91) |

AP Check Register

CRT - Creekside Townhomes

Date Range : 1/1/2019 To 1/31/2019 For Cash Account 1

| Check | Check Date | Vendor | Vendor Name | Vch # | Invoice Number | Invoice Date | Gross Amount | Discount | Net Amount | Check Amount |
|--|------------|--------|---------------------------|-------|----------------|--------------|------------------|-------------|------------------|------------------|
| 001886 | 01/09/2019 | JOH | Tobey & Johnston | 02713 | C0424 | 01/09/2019 | 1,221.80 | 0.00 | 1,221.80 | 1,221.80 |
| 001887 | 01/09/2019 | PER | Perennial Lawn | 02714 | 201834 | 01/09/2019 | 26,156.00 | 0.00 | 26,156.00 | 26,156.00 |
| 001888 | 01/09/2019 | WAS | Waste Management | 02715 | 1782 | 01/09/2019 | 1,397.86 | 0.00 | 1,397.86 | 1,397.86 |
| 001889 | 01/10/2019 | PAR | Parker Water & Sanitation | 02716 | 141189 | 01/10/2019 | 7,416.33 | 0.00 | 7,416.33 | 7,416.33 |
| 001890 | 01/21/2019 | CRE | Creekside Townhome Assoc | 02717 | reserves | 01/21/2019 | 4,538.00 | 0.00 | 4,538.00 | 4,538.00 |
| Cash Account 1 Totals | | | | | | | 40,729.99 | 0.00 | 40,729.99 | 40,729.99 |
| Property/Company Totals for Creekside Townhomes | | | | | | | 40,729.99 | 0.00 | 40,729.99 | 40,729.99 |