

CREEKSIDE TOWNHOME ASSOCIATION

AS OF NOVEMBER 30, 2018

**ASSETS**

|                            |            |                        |
|----------------------------|------------|------------------------|
| <b>CASH</b>                |            |                        |
| 1012 CASH-US BANK          | 14,480.64  |                        |
| 1022 RES-US BANK MM        | 74,308.50  |                        |
| 1024 RES-M CD DUE 6/2019   | 180,464.77 |                        |
|                            | <hr/>      |                        |
| <b>TOTAL CASH</b>          |            | 269,253.91             |
| <b>ACCOUNTS RECEIVABLE</b> |            |                        |
| 1110 DUES RECEIVABLE       | 9,884.80   |                        |
| 1115 ALLOW FOR BAD DEBT    | 8,974.23   |                        |
| 1130 DUE FROM OPERATING    | 35,000.00  |                        |
|                            | <hr/>      |                        |
| <b>TOTAL RECEIVABLES</b>   |            | 53,859.03              |
| <b>TOTAL ASSETS</b>        |            | <hr/> <hr/> 323,112.94 |

**LIABILITIES & EQUITY**

|                                 |              |                        |
|---------------------------------|--------------|------------------------|
| <b>CURRENT LIABILITIES</b>      |              |                        |
| 2115 PREPAID ASSESSMENTS        | 6,112.34     |                        |
| 2180 COMCAST AGREEMENT          | 10,400.00    |                        |
| 2190 DUE TO RESERVES            | 35,000.00    |                        |
|                                 | <hr/>        |                        |
| <b>TOTAL LIABILITIES</b>        |              | 51,512.34              |
| <b>EQUITY</b>                   |              |                        |
| 2930 WORKING CAPITAL            | 32,118.00    |                        |
| 2940 CURRENT EARNINGS           | (307,752.40) |                        |
| 2941 CURRENT EARNINGS           | 307,752.40   |                        |
| 2950 RESERVE FUND-PRIOR         | 595,283.91   |                        |
| 2955 RESERVE FUND-CURRENT       | (307,647.88) |                        |
| 2960 OPERATING FUND-PRIOR       | (48,048.91)  |                        |
| 2965 OPERATING FD-CURRENT       | (104.52)     |                        |
|                                 | <hr/>        |                        |
| <b>TOTAL EQUITY</b>             |              | 271,600.60             |
| <b>TOT LIABILITY AND EQUITY</b> |              | <hr/> <hr/> 323,112.94 |

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report

AS OF NOVEMBER 30, 2018

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

|                           | BUDGET           | ACTUAL           | CURR. VARIANCE | YTD BUDGET        | YTD ACTUAL        | YTD VARIANCE    |
|---------------------------|------------------|------------------|----------------|-------------------|-------------------|-----------------|
| <b>INCOME</b>             |                  |                  |                |                   |                   |                 |
| 5110 ASSESSMENTS          | \$27,040.00      | \$27,040.00      | \$0.00         | \$297,440.00      | \$297,440.00      | \$0.00          |
| 5113 LIGHTING REIMB       | (88.00)          | (88.00)          | 0.00           | (968.00)          | (968.00)          | 0.00            |
| 5114 HEAT TAPE REIMB      | (416.00)         | (416.00)         | 0.00           | (4,576.00)        | (4,576.00)        | 0.00            |
| 5210 LATE FEE CHARGE      | 0.00             | 20.00            | 20.00          | 0.00              | 650.00            | 650.00          |
| 5215 NSF FEE              | 0.00             | 0.00             | 0.00           | 0.00              | 20.00             | 20.00           |
| 5220 COLLECTION COSTREC   | 150.00           | 846.00           | 696.00         | 1,650.00          | 4,123.00          | 2,473.00        |
| 5245 INTERESTINCOME       | 0.00             | 0.71             | 0.71           | 0.00              | 15.66             | 15.66           |
| 5450 TRANSFERS TO RESERVE | (4,538.00)       | (4,538.00)       | 0.00           | (49,918.00)       | (49,918.00)       | 0.00            |
| <b>TOTAL INCOME</b>       | <b>22,148.00</b> | <b>22,864.71</b> | <b>716.71</b>  | <b>243,628.00</b> | <b>246,786.66</b> | <b>3,158.66</b> |

**EXPENSES**

|                          |          |          |          |           |           |            |
|--------------------------|----------|----------|----------|-----------|-----------|------------|
| 7030 MANAGEMENT FEES     | 1,144.00 | 1,144.00 | 0.00     | 12,584.00 | 12,584.00 | 0.00       |
| 7040 LEGAL FEES          | 0.00     | 23.00    | (23.00)  | 600.00    | 247.00    | 353.00     |
| 7045 LEGAL COLLECTIONS   | 150.00   | 846.00   | (696.00) | 1,650.00  | 4,233.00  | (2,583.00) |
| 7055 AUDIT FEES          | 0.00     | 0.00     | 0.00     | 300.00    | 250.00    | 50.00      |
| 7060 PRINTING & COPYING  | 55.00    | 242.29   | (187.29) | 605.00    | 1,062.76  | (457.76)   |
| 7062 POSTAGE             | 25.00    | 17.05    | 7.95     | 275.00    | 281.10    | (6.10)     |
| 7090 MISC ADMINISTRATIVE | 125.00   | 127.00   | (2.00)   | 1,375.00  | 1,302.00  | (73.00)    |

**TOTAL ADMINISTRATIVE**

|                |          |          |          |           |           |            |
|----------------|----------|----------|----------|-----------|-----------|------------|
|                | 1,499.00 | 2,399.34 | (900.34) | 17,389.00 | 20,159.86 | (2,770.86) |
| 7130 INSURANCE | 3,905.00 | 4,209.94 | (304.94) | 41,890.00 | 43,921.08 | (2,031.08) |

**TOTAL TAXES & INSURANCE**

|                           |          |          |          |           |           |            |
|---------------------------|----------|----------|----------|-----------|-----------|------------|
|                           | 3,905.00 | 4,209.94 | (304.94) | 41,890.00 | 43,921.08 | (2,031.08) |
| 7230 BLDG MAINT & SUPPLIE | 250.00   | 0.00     | 250.00   | 2,750.00  | 1,769.29  | 980.71     |
| 7260 GUTTER MAINTENANCE   | 0.00     | 0.00     | 0.00     | 2,300.00  | 0.00      | 2,300.00   |
| 7270 ROOF REPAIRS         | 0.00     | 0.00     | 0.00     | 250.00    | 1,835.00  | (1,585.00) |
| 7290 OTHER BUILDING MAINT | 80.00    | 0.00     | 80.00    | 880.00    | 8,512.81  | (7,632.81) |

**TOTAL BUILDING MAINT**

|                    |          |          |            |           |           |            |
|--------------------|----------|----------|------------|-----------|-----------|------------|
|                    | 330.00   | 0.00     | 330.00     | 6,180.00  | 12,117.10 | (5,937.10) |
| 7320 ELECTRIC      | 70.00    | 72.24    | (2.24)     | 770.00    | 746.53    | 23.47      |
| 7370 WATER/SEWER   | 6,738.00 | 8,523.34 | (1,787.34) | 87,518.00 | 92,884.51 | (5,366.51) |
| 7371 STORMWATER    | 0.00     | 0.00     | 0.00       | 5,605.00  | 5,665.98  | (60.98)    |
| 7380 TRASH REMOVAL | 1,205.00 | 1,206.20 | (1.20)     | 13,255.00 | 13,268.20 | (13.20)    |

**TOTAL UTILITIES**

|  |          |          |            |            |            |            |
|--|----------|----------|------------|------------|------------|------------|
|  | 8,013.00 | 9,803.78 | (1,790.78) | 107,148.00 | 112,565.22 | (5,417.22) |
|--|----------|----------|------------|------------|------------|------------|

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report  
AS OF NOVEMBER 30, 2018

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

|                            | BUDGET           | ACTUAL           | CURR. VARIANCE    | YTD BUDGET        | YTD ACTUAL        | YTD VARIANCE      |
|----------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| 7410 LANDSCAPE MAINT       | 0.00             | 0.00             | 0.00              | 2,000.00          | 1,440.00          | 560.00            |
| 7415 LANDSCAPE CONTRACT    | 2,562.00         | 2,562.00         | 0.00              | 28,182.00         | 28,055.00         | 127.00            |
| 7430 TREE/SHRUB INSTALL    | 0.00             | 0.00             | 0.00              | 3,475.00          | 667.00            | 2,808.00          |
| 7440 SPRINKLER SYS MAINT   | 0.00             | 304.00           | (304.00)          | 4,200.00          | 7,875.00          | (3,675.00)        |
| 7526 PEST CONTROL          | 0.00             | 715.00           | (715.00)          | 870.00            | 2,130.00          | (1,260.00)        |
| 7625 ICEMELT & SAND        | 0.00             | 1,101.00         | (1,101.00)        | 0.00              | 1,101.00          | (1,101.00)        |
| 7630 SNOW REMOVAL          | 4,000.00         | 0.00             | 4,000.00          | 31,000.00         | 14,776.00         | 16,224.00         |
| 7690 MISC LANDSCAPE        | 200.00           | 501.64           | (301.64)          | 2,200.00          | 2,083.92          | 116.08            |
| <b>TOTAL GROUNDS MAINT</b> | <b>6,762.00</b>  | <b>5,183.64</b>  | <b>1,578.36</b>   | <b>71,927.00</b>  | <b>58,127.92</b>  | <b>13,799.08</b>  |
| <b>TOTAL EXPENSES</b>      | <b>20,509.00</b> | <b>21,596.70</b> | <b>(1,087.70)</b> | <b>244,534.00</b> | <b>246,891.18</b> | <b>(2,357.18)</b> |
| <b>NET PROFIT/LOSS</b>     | <b>1,639.00</b>  | <b>1,268.01</b>  | <b>(370.99)</b>   | <b>(906.00)</b>   | <b>(104.52)</b>   | <b>801.48</b>     |

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WESTERN STATES PROPERTY SERVICES, INC.

|                                | BUDGET   | ACTUAL   | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL   | YTD VARIANCE |
|--------------------------------|----------|----------|----------------|------------|--------------|--------------|
| <b>RESERVE REVENUE</b>         |          |          |                |            |              |              |
| 9200 TRANSFER TO RESERVES      | 4,538.00 | 4,538.00 | 0.00           | 49,918.00  | 49,918.00    | 0.00         |
| 9350 INTEREST INCOME           | 0.00     | 29.67    | 29.67          | 0.00       | 1,355.43     | 1,355.43     |
| <b>TOTAL REVENUE</b>           | 4,538.00 | 4,567.67 | 29.67          | 49,918.00  | 51,273.43    | 1,355.43     |
| <b>EXPENSE</b>                 |          |          |                |            |              |              |
| 9540 CONCRETE                  | 0.00     | 0.00     | 0.00           | 0.00       | 10,419.00    | (10,419.00)  |
| 9559 PAINTING                  | 0.00     | 0.00     | 0.00           | 0.00       | 331,099.31   | (331,099.31) |
| 9563 LANDSCAPE                 | 0.00     | 0.00     | 0.00           | 0.00       | 11,453.00    | (11,453.00)  |
| 9567 HEAT TAPE                 | 0.00     | 0.00     | 0.00           | 0.00       | 5,850.00     | (5,850.00)   |
| 9570 BANK CHARGES              | 0.00     | 100.00   | (100.00)       | 0.00       | 100.00       | (100.00)     |
| <b>TOTAL EXPENSES</b>          | 0.00     | 100.00   | (100.00)       | 0.00       | 358,921.31   | (358,921.31) |
| <b>EXCESS/LOSS OF RESERVES</b> | 4,538.00 | 4,467.67 | (70.33)        | 49,918.00  | (307,647.88) | (357,565.88) |