

CREEKSIDE TOWNHOME ASSOCIATION

AS OF FEBRUARY 28, 2018

ASSETS

CASH

1012 CASH-US BANK	31,034.77
1022 RES-US BANK MM	130,643.48
1023 RES-M CD DUE 12/2017	250,000.00
1024 RES-M CD DUE 6/2019	180,464.77

TOTAL CASH		<u>592,143.02</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	5,161.50
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	35,000.00
1135 PREPAID INSURANCE	763.00

TOTAL RECEIVABLES		<u>49,898.73</u>
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TOTAL ASSETS		<u><u>642,041.75</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	9,325.39
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	35,000.00

TOTAL LIABILITIES		<u>54,725.39</u>
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EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	7,200.36
2941 CURRENT EARNINGS	(7,200.36)
2950 RESERVE FUND-PRIOR	595,283.91
2955 RESERVE FUND-CURRENT	(1,312.90)
2960 OPERATING FUND-PRIOR	(47,285.91)
2965 OPERATING FD-CURRENT	8,513.26

TOTAL EQUITY		<u>587,316.36</u>
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TOT LIABILITY AND EQUITY		<u><u>642,041.75</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF FEBRUARY 28, 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	\$54,080.00	\$54,080.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(176.00)	(176.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(832.00)	(832.00)	0.00
5210 LATE FEE CHARGE	0.00	0.00	0.00	0.00	(10.00)	(10.00)
5220 COLLECTION COST REC	150.00	0.00	(150.00)	300.00	81.00	(219.00)
5245 INTEREST INCOME	0.00	0.86	0.86	0.00	1.72	1.72
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(9,076.00)	(9,076.00)	0.00
TOTAL INCOME	22,148.00	21,998.86	(149.14)	44,296.00	44,068.72	(227.28)
EXPENSES						
7030 MANAGEMENT FEES	1,144.00	1,144.00	0.00	2,288.00	2,288.00	0.00
7045 LEGAL COLLECTIONS	150.00	81.00	69.00	300.00	81.00	219.00
7060 PRINTING & COPYING	55.00	268.39	(213.39)	110.00	277.14	(167.14)
7062 POSTAGE	25.00	20.33	4.67	50.00	42.50	7.50
7090 MISC-ADMINISTRATIVE	125.00	127.00	(2.00)	250.00	334.00	(84.00)
TOTAL ADMINISTRATIVE	1,499.00	1,640.72	(141.72)	2,998.00	3,022.64	(24.64)
7130 INSURANCE	3,550.00	0.00	3,550.00	7,100.00	0.00	7,100.00
TOTAL TAXES & INSURANCE	3,550.00	0.00	3,550.00	7,100.00	0.00	7,100.00
7230 BLDG MAINT & SUPPLIE	250.00	120.00	130.00	500.00	120.00	380.00
7270 ROOF REPAIRS	50.00	0.00	50.00	50.00	285.00	(235.00)
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	160.00	0.00	160.00
TOTAL BUILDING MAINT	380.00	120.00	260.00	710.00	405.00	305.00
7320 ELECTRIC	70.00	72.25	(2.25)	140.00	144.50	(4.50)
7370 WATER/SEWER	6,738.00	12,028.92	(5,290.92)	13,476.00	18,080.28	(4,604.28)
7371 STORMWATER	5,605.00	0.00	5,605.00	5,605.00	0.00	5,605.00
7380 TRASH REMOVAL	1,205.00	1,206.20	(1.20)	2,410.00	2,412.40	(2.40)
TOTAL UTILITIES	13,618.00	13,307.37	310.63	21,631.00	20,637.18	993.82
7415 LANDSCAPE CONTRACT	2,562.00	2,562.00	0.00	5,124.00	4,997.00	127.00

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	BUDGET	ACTUAL	CJRR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7630 SNOW REMOVAL	5,750.00	5,111.00	639.00	11,500.00	6,022.00	5,478.00
7690 MISC LANDSCAPE	200.00	0.00	200.00	400.00	471.64	(71.64)
TOTAL GROUNDS MAINT	8,512.00	7,673.00	839.00	17,024.00	11,490.64	5,533.36
TOTAL EXPENSES	27,559.00	22,741.09	4,817.91	49,463.00	35,555.46	13,907.54
NET PROFIT/LOSS	(5,411.00)	(742.23)	4,668.77	(5,167.00)	8,513.26	13,680.26

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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	4,538.00	4,538.00	0.00	9,076.00	9,076.00	0.00
9350 INTEREST INCOME	0.00	14.24	14.24	0.00	30.10	30.10
TOTAL REVENUE	4,538.00	4,552.24	14.24	9,076.00	9,106.10	30.10
EXPENSE						
9540 CONCRETE	0.00	0.00	0.00	0.00	10,419.00	(10,419.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	10,419.00	(10,419.00)
EXCESS/LOSS OF RESERVES	4,538.00	4,552.24	14.24	9,076.00	(1,312.90)	(10,388.90)

AP Check Register

Creekside Townhomes

Date Range : 2/1/2018 To 2/28/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001797	02/12/2018	CRE	Creekside Townhome Assoc	02611	reserves	02/22/2018	4,538.00	0.00	4,538.00	4,538.00
001798	02/12/2018	HAM	Hampden Press	02622	166002	02/12/2018	238.59	0.00	238.59	238.59
001799	02/12/2018	HIG	High Country Painting	02623	19412A	02/12/2018	120.00	0.00	120.00	120.00
001800	02/12/2018	IREA	IREA	02624	CRT	02/12/2018	72.25	0.00	72.25	72.25
001801	02/12/2018	PAR3	Parker Colorado	02625	999735	02/12/2018	5,665.98	0.00	5,665.98	5,665.98
001802	02/12/2018	PER	Perennial Lawn	02626	201801	02/12/2018	7,673.00	0.00	7,673.00	7,673.00
001803	02/12/2018	WAS	Waste Management	02627	1784	02/12/2018	1,206.20	0.00	1,206.20	1,206.20
001804	02/14/2018	PAR	Parker Water & Sanitation	02628	141189	02/14/2018	6,362.94	0.00	6,362.94	6,362.94
Cash Account 1 Totals							25,876.96	0.00	25,876.96	25,876.96
Property/Company Totals for			Creekside Townhomes				25,876.96	0.00	25,876.96	25,876.96