

CREEKSIDE TOWNHOME ASSOCIATION

AS OF FEBRUARY 28, 2019

ASSETS

CASH

1012 CASH-US BANK	15,836.91
1022 RES-US BANK MM	74,505.65
1024 RES-M CD DUE 6/2019	180,464.77

TOTAL CASH

270,807.33

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	12,364.87
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	25,000.00

TOTAL RECEIVABLES

46,339.10

TOTAL ASSETS

317,146.43

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	11,412.48
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	25,000.00

TOTAL LIABILITIES

46,812.48

EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	(8,005.85)
2941 CURRENT EARNINGS	8,005.85
2950 RESERVE FUND-PRIOR	292,206.52
2955 RESERVE FUND-CURRENT	(5,470.34)
2960 OPERATING FUND-PRIOR	(45,984.72)
2965 OPERATING FD-CURRENT	(2,535.51)

TOTAL EQUITY

270,333.95

TOT LIABILITY AND EQUITY

317,146.43

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF FEBRUARY 28, 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	\$56,784.00	\$56,784.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(176.00)	(176.00)	0.00
5114 HEAT TAPE REIMB	(780.00)	(780.00)	0.00	(1,560.00)	(1,560.00)	0.00
5210 LATE FEE CHARGE	0.00	(30.00)	(30.00)	0.00	20.00	20.00
5220 COLLECTION COST REC	200.00	763.20	563.20	400.00	1,985.00	1,585.00
5245 INTEREST INCOME	0.00	1.89	1.89	0.00	3.44	3.44
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(9,076.00)	(9,076.00)	0.00
TOTAL INCOME	23,186.00	23,721.09	535.09	46,372.00	47,980.44	1,608.44
EXPENSES						
7030 MANAGEMENT FEES	1,144.00	1,144.00	0.00	2,288.00	2,288.00	0.00
7040 LEGAL FEES	0.00	84.00	(84.00)	0.00	84.00	(84.00)
7045 LEGAL COLLECTIONS	200.00	763.20	(563.20)	400.00	1,985.00	(1,585.00)
7060 PRINTING & COPYING	70.00	32.90	37.10	140.00	46.50	93.50
7062 POSTAGE	25.00	22.69	2.31	50.00	41.79	8.21
7090 MISC ADMINISTRATIVE	125.00	132.00	(7.00)	250.00	299.00	(49.00)
TOTAL ADMINISTRATIVE	1,564.00	2,178.79	(614.79)	3,128.00	4,744.29	(1,616.29)
7230 BLDG MAINT & SUPPLIE	250.00	0.00	250.00	500.00	0.00	500.00
7270 ROOF REPAIRS	150.00	0.00	150.00	150.00	0.00	150.00
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	160.00	0.00	160.00
TOTAL BUILDING MAINT	480.00	0.00	480.00	810.00	0.00	810.00
7320 ELECTRIC	70.00	72.14	(2.14)	140.00	144.27	(4.27)
7370 WATER/SEWER	6,410.00	7,987.87	(1,577.87)	12,820.00	15,404.20	(2,584.20)
7371 STORMWATER	5,808.00	5,845.47	(37.47)	5,808.00	5,845.47	(37.47)
7380 TRASH REMOVAL	1,266.00	1,397.86	(131.86)	2,532.00	2,795.72	(263.72)
TOTAL UTILITIES	13,554.00	15,303.34	(1,749.34)	21,300.00	24,189.66	(2,889.66)
7415 LANDSCAPE CONTRACT	2,818.00	2,818.00	0.00	5,636.00	5,380.00	256.00
7526 PEST CONTROL	0.00	185.00	(185.00)	0.00	185.00	(185.00)
7630 SNOW REMOVAL	5,750.00	15,923.00	(10,173.00)	11,500.00	16,017.00	(4,517.00)
7690 MISC LANDSCAPE	200.00	0.00	200.00	400.00	0.00	400.00
TOTAL GROUNDS MAINT	8,768.00	18,926.00	(10,158.00)	17,536.00	21,582.00	(4,046.00)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL EXPENSES	24,366.00	36,408.13	(12,042.13)	42,774.00	50,515.95	(7,741.95)
NET PROFIT/LOSS	(1,180.00)	(12,687.04)	(11,507.04)	3,598.00	(2,535.51)	(6,133.51)

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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	9,076.00	9,076.00	0.00
9350 INTEREST INCOME	0.00	24.57	24.57	0.00	50.66	50.66
TOTAL REVENUE	4,538.00	4,562.57	24.57	9,076.00	9,126.66	50.66
EXPENSE						
9559 PAINTING	0.00	0.00	0.00	0.00	(8,903.00)	8,903.00
9562 MAJOR PRUNE	0.00	0.00	0.00	0.00	23,500.00	(23,500.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	14,597.00	(14,597.00)
EXCESS/LOSS OF RESERVES	4,538.00	4,562.57	24.57	9,076.00	(5,470.34)	(14,546.34)

AP Check Register

CRT - Creekside Townhomes

Date Range : 2/1/2019 To 2/28/2019 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001891	02/13/2019	ANI2	Linda Scharlemann	02729	57833	02/11/2019	185.00	0.00	185.00	185.00
001892	02/13/2019	CRE	Creekside Townhome Assoc	02718	reserves	02/21/2019	4,538.00	0.00	4,538.00	4,538.00
001893	02/13/2019	JOH	Tobey & Johnston	02730	C0424	02/11/2019	847.20	0.00	847.20	847.20
001894	02/13/2019	PAR	Parker Water & Sanitation	02734	141189	02/13/2019	7,987.87	0.00	7,987.87	7,987.87
001895	02/13/2019	PAR3	Parker Colorado	02731	1000422	02/11/2019	5,845.47	0.00	5,845.47	5,845.47
001896	02/13/2019	PER	Perennial Lawn	02732	201901	02/11/2019	18,741.00	0.00	18,741.00	18,741.00
001897	02/13/2019	WAS	Waste Management	02733	1785	02/11/2019	1,397.86	0.00	1,397.86	1,397.86
Cash Account 1 Totals							39,542.40	0.00	39,542.40	39,542.40
Property/Company Totals for Creekside Townhomes							39,542.40	0.00	39,542.40	39,542.40