

## CREEKSIDE TOWNHOME ASSOCIATION

AS OF MARCH 31, 2018

## ASSETS

## CASH

1012 CASH-US BANK	26,355.06
1022 RES-US BANK MM	379,809.17
1024 RES-M CD DUE 6/2019	<u>180,464.77</u>

**TOTAL CASH** 586,629.00

## ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	4,480.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	35,000.00
1135 PREPAID INSURANCE	<u>763.00</u>

**TOTAL RECEIVABLES** 49,217.23

**TOTAL ASSETS** 635,846.23

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	8,898.39
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	<u>35,000.00</u>

**TOTAL LIABILITIES** 54,298.39

## EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	1,431.84
2941 CURRENT EARNINGS	(1,431.84)
2950 RESERVE FUND-PRIOR	595,283.91
2955 RESERVE FUND-CURRENT	(2,147.21)
2960 OPERATING FUND-PRIOR	(47,285.91)
2965 OPERATING FD-CURRENT	<u>3,579.05</u>

**TOTAL EQUITY** 581,547.84

**TOT LIABILITY AND EQUITY** 635,846.23

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report  
AS OF MARCH 31, 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	\$81,120.00	\$81,120.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(264.00)	(264.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(1,248.00)	(1,248.00)	0.00
5210 LATE FEE CHARGE	0.00	185.00	185.00	0.00	175.00	175.00
5220 COLLECTION COST REC	150.00	162.00	12.00	450.00	243.00	(207.00)
5245 INTEREST INCOME	0.00	0.97	0.97	0.00	2.69	2.69
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(13,614.00)	(13,614.00)	0.00
<b>TOTAL INCOME</b>	<b>22,148.00</b>	<b>22,345.97</b>	<b>197.97</b>	<b>66,444.00</b>	<b>66,414.69</b>	<b>(29.31)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,144.00	1,144.00	0.00	3,432.00	3,432.00	0.00
7045 LEGAL COLLECTIONS	150.00	162.00	(12.00)	450.00	243.00	207.00
7060 PRINTING & COPYING	55.00	26.75	28.25	165.00	303.89	(138.89)
7062 POSTAGE	25.00	22.43	2.57	75.00	64.93	10.07
7090 MISC ADMINISTRATIVE	125.00	127.00	(2.00)	375.00	461.00	(86.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,499.00</b>	<b>1,482.18</b>	<b>16.82</b>	<b>4,497.00</b>	<b>4,504.82</b>	<b>(7.82)</b>
7130 INSURANCE	3,550.00	11,226.50	(7,676.50)	10,650.00	11,226.50	(576.50)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>3,550.00</b>	<b>11,226.50</b>	<b>(7,676.50)</b>	<b>10,650.00</b>	<b>11,226.50</b>	<b>(576.50)</b>
7230 BLDG MAINT & SUPPLIE	250.00	0.00	250.00	750.00	120.00	630.00
7270 ROOF REPAIRS	0.00	0.00	0.00	50.00	285.00	(235.00)
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	240.00	0.00	240.00
<b>TOTAL BUILDING MAINT</b>	<b>330.00</b>	<b>0.00</b>	<b>330.00</b>	<b>1,040.00</b>	<b>405.00</b>	<b>635.00</b>
7320 ELECTRIC	70.00	23.07	46.93	210.00	167.57	42.43
7370 WATER/SEWER	6,738.00	6,166.23	571.77	20,214.00	24,246.51	(4,032.51)
7371 STORMWATER	0.00	0.00	0.00	5,605.00	0.00	5,605.00
7380 TRASH REMOVAL	1,205.00	1,206.20	(1.20)	3,615.00	3,618.60	(3.60)
<b>TOTAL UTILITIES</b>	<b>8,013.00</b>	<b>7,395.50</b>	<b>617.50</b>	<b>29,644.00</b>	<b>28,032.68</b>	<b>1,611.32</b>
7410 LANDSCAPE MAINT	0.00	230.00	(230.00)	0.00	230.00	(230.00)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7415 LANDSCAPE CONTRACT	2,562.00	2,562.00	0.00	7,686.00	7,559.00	127.00
7430 TREE/SHRUB INSTALL	2,875.00	0.00	2,875.00	2,875.00	0.00	2,875.00
7440 SPRINKLER SYS MAINT	600.00	0.00	600.00	600.00	0.00	600.00
7630 SNOW REMOVAL	5,750.00	4,384.00	1,366.00	17,250.00	10,406.00	6,844.00
7690 MISC LANDSCAPE	200.00	0.00	200.00	600.00	471.64	128.36
<b>TOTAL GROUNDS MAINT</b>	11,987.00	7,176.00	4,811.00	29,011.00	18,666.64	10,344.36
<b>TOTAL EXPENSES</b>	25,379.00	27,280.18	(1,901.18)	74,842.00	62,835.64	12,006.36
<b>NET PROFIT/LOSS</b>	(3,231.00)	(4,934.21)	(1,703.21)	(8,398.00)	3,579.05	11,977.05

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	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	13,614.00	13,614.00	0.00
9350 INTEREST INCOME	0.00	477.69	477.69	0.00	507.79	507.79
<b>TOTAL REVENUE</b>	<b>4,538.00</b>	<b>5,015.69</b>	<b>477.69</b>	<b>13,614.00</b>	<b>14,121.79</b>	<b>507.79</b>
<b>EXPENSE</b>						
9540 CONCRETE	0.00	0.00	0.00	0.00	10,419.00	(10,419.00)
9567 HEAT TAPE	0.00	5,850.00	(5,850.00)	0.00	5,850.00	(5,850.00)
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>5,850.00</b>	<b>(5,850.00)</b>	<b>0.00</b>	<b>16,269.00</b>	<b>(16,269.00)</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>4,538.00</b>	<b>(834.31)</b>	<b>(5,372.31)</b>	<b>13,614.00</b>	<b>(2,147.21)</b>	<b>(15,761.21)</b>

**AP Check Register**

**Creekside Townhomes**

**Date Range : 3/1/2018 To 3/31/2018 For Cash Account 1**

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001805	03/13/2018	ADA	Adams Roofing	02629	553e420a	03/13/2018	5,850.00	0.00	5,850.00	5,850.00
001806	03/13/2018	CRE	Creekside Townhome Assoc	02612	reserves	03/22/2018	4,538.00	0.00	4,538.00	4,538.00
001807	03/13/2018	IREA	IREA	02630	21381501	03/13/2018	72.02	0.00	72.02	72.02
001808	03/13/2018	PAR	Parker Water & Sanitation	02631	141189	03/13/2018	6,166.23	0.00	6,166.23	6,166.23
001809	03/13/2018	PER	Perennial Lawn	02632	201824	03/13/2018	7,176.00	0.00	7,176.00	7,176.00
001810	03/13/2018	WAS	Waste Management	02633	1783	03/13/2018	1,206.20	0.00	1,206.20	1,206.20
<b>Cash Account 1 Totals</b>							<b>25,008.45</b>	<b>0.00</b>	<b>25,008.45</b>	<b>25,008.45</b>
<b>Property/Company Totals for</b>			<b>Creekside Townhomes</b>				<b>25,008.45</b>	<b>0.00</b>	<b>25,008.45</b>	<b>25,008.45</b>