

CREEKSIDE TOWNHOME ASSOCIATION

AS OF APRIL 30, 2018

ASSETS**CASH**

1012 CASH-US BANK	28,264.66
1022 RES-US BANK MM	384,546.14
1024 RES-M CD DUE 6/2019	180,464.77

TOTAL CASH		<u>593,275.57</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	5,706.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	35,000.00

TOTAL RECEIVABLES		<u>49,680.23</u>
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TOTAL ASSETS		<u><u>642,955.80</u></u>
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LIABILITIES & EQUITY**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	9,646.39
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	35,000.00

TOTAL LIABILITIES		<u>55,046.39</u>
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EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	8,556.41
2941 CURRENT EARNINGS	(8,556.41)
2950 RESERVE FUND-PRIOR	595,283.91
2955 RESERVE FUND-CURRENT	2,589.76
2960 OPERATING FUND-PRIOR	(48,048.91)
2965 OPERATING FD-CURRENT	5,966.65

TOTAL EQUITY		<u>587,909.41</u>
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TOT LIABILITY AND EQUITY		<u><u>642,955.80</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF APRIL 30, 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	\$108,160.00	\$108,160.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(352.00)	(352.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(1,664.00)	(1,664.00)	0.00
5210 LATE FEE CHARGE	0.00	75.00	75.00	0.00	250.00	250.00
5220 COLLECTION COST REC	150.00	0.00	(150.00)	600.00	243.00	(357.00)
5245 INTEREST INCOME	0.00	1.61	1.61	0.00	4.30	4.30
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(18,152.00)	(18,152.00)	0.00
TOTAL INCOME	22,148.00	22,074.61	(73.39)	88,592.00	88,489.30	(102.70)
EXPENSES						
7030 MANAGEMENT FEES	1,144.00	1,144.00	0.00	4,576.00	4,576.00	0.00
7040 LEGAL FEES	300.00	112.00	188.00	300.00	112.00	188.00
7045 LEGAL COLLECTIONS	150.00	0.00	150.00	600.00	243.00	357.00
7055 AUDIT FEES	300.00	0.00	300.00	300.00	0.00	300.00
7060 PRINTING & COPYING	55.00	53.05	1.95	220.00	356.94	(136.94)
7062 POSTAGE	25.00	48.70	(23.70)	100.00	113.63	(13.63)
7090 MISC ADMINISTRATIVE	125.00	127.00	(2.00)	500.00	588.00	(88.00)
TOTAL ADMINISTRATIVE	2,099.00	1,484.75	614.25	6,596.00	5,989.57	606.43
7130 INSURANCE	3,905.00	3,225.00	680.00	14,555.00	14,451.50	103.50
TOTAL TAXES & INSURANCE	3,905.00	3,225.00	680.00	14,555.00	14,451.50	103.50
7230 BLDG MAINT & SUPPLIE	250.00	0.00	250.00	1,000.00	120.00	880.00
7270 ROOF REPAIRS	50.00	0.00	50.00	100.00	285.00	(185.00)
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	320.00	0.00	320.00
TOTAL BUILDING MAINT	380.00	0.00	380.00	1,420.00	405.00	1,015.00
7320 ELECTRIC	70.00	72.36	(2.36)	280.00	239.93	40.07
7370 WATER/SEWER	6,738.00	626.72	6,111.28	26,952.00	24,873.23	2,078.77
7371 STORMWATER	0.00	5,665.98	(5,665.98)	5,605.00	5,665.98	(60.98)
7380 TRASH REMOVAL	1,205.00	1,206.20	(1.20)	4,820.00	4,824.80	(4.80)
TOTAL UTILITIES	8,013.00	7,571.26	441.74	37,657.00	35,603.94	2,053.06
7410 LANDSCAPE MAINT	500.00	0.00	500.00	500.00	230.00	270.00
7415 LANDSCAPE CONTRACT	2,562.00	2,562.00	0.00	10,248.00	10,121.00	127.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	2,875.00	0.00	2,875.00
7440 SPRINKLER SYS MAINT	600.00	0.00	600.00	1,200.00	0.00	1,200.00
7526 PEST CONTROL	145.00	0.00	145.00	145.00	0.00	145.00
7630 SNOW REMOVAL	6,750.00	4,370.00	2,380.00	24,000.00	14,776.00	9,224.00
7690 MISC LANDSCAPE	200.00	474.00	(274.00)	800.00	945.64	(145.64)
TOTAL GROUNDS MAINT	10,757.00	7,406.00	3,351.00	39,768.00	26,072.64	13,695.36
TOTAL EXPENSES	25,154.00	19,687.01	5,466.99	99,996.00	82,522.65	17,473.35
NET PROFIT/LOSS	(3,006.00)	2,387.60	5,393.60	(11,404.00)	5,966.65	17,370.65

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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	18,152.00	18,152.00	0.00
9350 INTEREST INCOME	0.00	198.97	198.97	0.00	706.76	706.76
TOTAL REVENUE	4,538.00	4,736.97	198.97	18,152.00	18,858.76	706.76
EXPENSE						
9540 CONCRETE	0.00	0.00	0.00	0.00	10,419.00	(10,419.00)
9567 HEAT TAPE	0.00	0.00	0.00	0.00	5,850.00	(5,850.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	16,269.00	(16,269.00)
EXCESS/LOSS OF RESERVES	4,538.00	4,736.97	198.97	18,152.00	2,589.76	(15,562.24)

AP Check Register

CRT - Creekside Townhomes

Date Range : 4/1/2018 To 4/30/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001811	04/10/2018	CRE	Creekside Townhome Assoc	02613	reserves	04/22/2018	4,538.00	0.00	4,538.00	4,538.00
001812	04/10/2018	IREA	IREA	02634	21381501	04/10/2018	72.36	0.00	72.36	72.36
001813	04/10/2018	JOH	Tobey & Johnston	02635	c0424	04/10/2018	112.00	0.00	112.00	112.00
001814	04/10/2018	WAS	Waste Management	02636	1788	04/10/2018	1,206.20	0.00	1,206.20	1,206.20
001815	04/10/2018	PAR5	Parker Douglas Insurance	02637	17343	04/10/2018	2,067.00	0.00	2,067.00	2,067.00
001816	04/10/2018	PAR5	Parker Douglas Insurance	02638	17344	04/10/2018	1,158.00	0.00	1,158.00	1,158.00
001817	04/13/2018	PAR	Parker Water & Sanitation	02639	141189	04/13/2018	6,292.70	0.00	6,292.70	6,292.70
001818	04/13/2018	PER	Perennial Lawn	02640	201825	04/13/2018	7,406.00	0.00	7,406.00	7,406.00
Cash Account 1 Totals							22,852.26	0.00	22,852.26	22,852.26
Property/Company Totals for Creekside Townhomes							22,852.26	0.00	22,852.26	22,852.26