

## CREEKSIDE TOWNHOME ASSOCIATION

AS OF APRIL 30, 2019

## ASSETS

## CASH

1012 CASH-US BANK	17,364.55
1022 RES-US BANK MM	71,144.73
1024 RES-M CD DUE 6/2019	180,464.77

## TOTAL CASH

268,974.05

## ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	8,059.07
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	37,500.00

## TOTAL RECEIVABLES

54,533.30

## TOTAL ASSETS

323,507.35

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	11,901.48
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	37,500.00

## TOTAL LIABILITIES

59,801.48

## EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	(14,633.93)
2941 CURRENT EARNINGS	14,633.93
2950 RESERVE FUND-PRIOR	292,206.52
2955 RESERVE FUND-CURRENT	3,668.74
2960 OPERATING FUND-PRIOR	(45,984.72)
2965 OPERATING FD-CURRENT	(18,302.67)

## TOTAL EQUITY

263,705.87

## TOT LIABILITY AND EQUITY

323,507.35

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report  
AS OF APRIL 30, 2019  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$28,392.00	\$28,392.00	\$0.00	\$113,568.00	\$113,568.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(352.00)	(352.00)	0.00
5114 HEAT TAPE REIMB	(780.00)	(780.00)	0.00	(3,120.00)	(3,120.00)	0.00
5210 LATE FEE CHARGE	0.00	110.00	110.00	0.00	200.00	200.00
5220 COLLECTION COST REC	200.00	267.00	67.00	800.00	2,645.00	1,845.00
5245 INTEREST INCOME	0.00	0.68	0.68	0.00	5.50	5.50
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(18,152.00)	(18,152.00)	0.00
<b>TOTAL INCOME</b>	<b>23,186.00</b>	<b>23,363.68</b>	<b>177.68</b>	<b>92,744.00</b>	<b>94,794.50</b>	<b>2,050.50</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,144.00	1,144.00	0.00	4,576.00	4,576.00	0.00
7040 LEGAL FEES	300.00	0.00	300.00	300.00	84.00	216.00
7045 LEGAL COLLECTIONS	200.00	186.00	14.00	800.00	2,564.00	(1,764.00)
7055 AUDIT FEES	300.00	0.00	300.00	300.00	0.00	300.00
7060 PRINTING & COPYING	70.00	31.95	38.05	280.00	389.27	(109.27)
7062 POSTAGE	25.00	13.45	11.55	100.00	80.30	19.70
7090 MISC ADMINISTRATIVE	125.00	132.00	(7.00)	500.00	563.00	(63.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>2,164.00</b>	<b>1,507.40</b>	<b>656.60</b>	<b>6,856.00</b>	<b>8,256.57</b>	<b>(1,400.57)</b>
7130 INSURANCE	3,225.00	3,225.00	0.00	15,015.00	15,638.00	(623.00)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>3,225.00</b>	<b>3,225.00</b>	<b>0.00</b>	<b>15,015.00</b>	<b>15,638.00</b>	<b>(623.00)</b>
7230 BLDG MAINT & SUPPLIE	250.00	200.00	50.00	1,000.00	200.00	800.00
7250 LIGHT MAINTENANCE	0.00	300.00	(300.00)	0.00	300.00	(300.00)
7270 ROOF REPAIRS	150.00	0.00	150.00	300.00	0.00	300.00
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	320.00	0.00	320.00
<b>TOTAL BUILDING MAINT</b>	<b>480.00</b>	<b>500.00</b>	<b>(20.00)</b>	<b>1,620.00</b>	<b>500.00</b>	<b>1,120.00</b>
7320 ELECTRIC	70.00	72.25	(2.25)	280.00	227.95	52.05
7370 WATER/SEWER	6,410.00	9,958.63	(3,548.63)	25,640.00	32,802.95	(7,162.95)
7371 STORMWATER	0.00	0.00	0.00	5,808.00	5,845.47	(37.47)
7380 TRASH REMOVAL	1,266.00	1,404.63	(138.63)	5,064.00	5,590.59	(526.59)
<b>TOTAL UTILITIES</b>	<b>7,746.00</b>	<b>11,435.51</b>	<b>(3,689.51)</b>	<b>36,792.00</b>	<b>44,466.96</b>	<b>(7,674.96)</b>
7410 LANDSCAPE MAINT	500.00	0.00	500.00	500.00	0.00	500.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7415 LANDSCAPE CONTRACT	2,818.00	2,818.00	0.00	11,272.00	11,016.00	256.00
7440 SPRINKLER SYS MAINT	815.00	0.00	815.00	1,630.00	0.00	1,630.00
7526 PEST CONTROL	145.00	0.00	145.00	145.00	940.00	(795.00)
7630 SNOW REMOVAL	6,750.00	9,753.00	(3,003.00)	24,000.00	31,778.00	(7,778.00)
7690 MISC LANDSCAPE	200.00	501.64	(301.64)	800.00	501.64	298.36
<b>TOTAL GROUNDS MAINT</b>	11,228.00	13,072.64	(1,844.64)	38,347.00	44,235.64	(5,888.64)
<b>TOTAL EXPENSES</b>	24,843.00	29,740.55	(4,897.55)	98,630.00	113,097.17	(14,467.17)
<b>NET PROFIT/LOSS</b>	(1,657.00)	(6,376.87)	(4,719.87)	(5,886.00)	(18,302.67)	(12,416.67)

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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	18,152.00	18,152.00	0.00
9350 INTEREST INCOME	0.00	30.63	30.63	0.00	113.74	113.74
<b>TOTAL REVENUE</b>	4,538.00	4,568.63	30.63	18,152.00	18,265.74	113.74
<b>EXPENSE</b>						
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)
<b>TOTAL EXPENSES</b>	0.00	0.00	0.00	0.00	14,597.00	(14,597.00)
<b>EXCESS/LOSS OF RESERVES</b>	4,538.00	4,568.63	30.63	18,152.00	3,668.74	(14,483.26)

**AP Check Register**

CRT - Creekside Townhomes

Date Range : 4/1/2019 To 4/30/2019 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001905	04/11/2019	CRE	Creekside Townhome Assoc	02720	reserves	04/21/2019	4,538.00	0.00	4,538.00	4,538.00
001906	04/11/2019	HUS	Huston Enterprises, Inc	02741	8597	04/11/2019	500.00	0.00	500.00	500.00
001907	04/11/2019	JOH	Tobey & Johnston	02742	C0424	04/11/2019	186.00	0.00	186.00	186.00
001908	04/11/2019	MUT	Mutt Mitt	02743	270740	04/11/2019	501.64	0.00	501.64	501.64
001909	04/11/2019	PAR5	Parker Douglas Insurance	02744	27415	04/11/2019	2,067.00	0.00	2,067.00	
				02745	27417	04/11/2019	1,158.00	0.00	1,158.00	
<b>Total for Check Number 001909</b>							3,225.00	0.00	3,225.00	3,225.00
001910	04/11/2019	PER	Perennial Lawn	02746	201903	04/11/2019	12,571.00	0.00	12,571.00	12,571.00
001911	04/11/2019	WAS	Waste Management	02747	36128101783	04/11/2019	1,404.63	0.00	1,404.63	1,404.63
001912	04/15/2019	PAR	Parker Water & Sanitation	02748	141189	04/15/2019	9,958.63	0.00	9,958.63	9,958.63
<b>Cash Account 1 Totals</b>							<b>32,884.90</b>	<b>0.00</b>	<b>32,884.90</b>	<b>32,884.90</b>
<b>Property/Company Totals for Creekside Townhomes</b>							<b>32,884.90</b>	<b>0.00</b>	<b>32,884.90</b>	<b>32,884.90</b>