

CREEKSIDE TOWNHOME ASSOCIATION

AS OF MAY 31, 2018

ASSETS

CASH

1012 CASH-US BANK	30,811.15
1022 RES-US BANK MM	380,611.70
1024 RES-M CD DUE 6/2019	180,464.77

TOTAL CASH	<u>591,887.62</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	6,631.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	35,000.00

TOTAL RECEIVABLES	<u>50,605.23</u>
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TOTAL ASSETS	<u><u>642,492.85</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	8,613.39
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	35,000.00

TOTAL LIABILITIES	<u>54,013.39</u>
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EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	9,126.46
2941 CURRENT EARNINGS	(9,126.46)
2950 RESERVE FUND-PRIOR	595,283.91
2955 RESERVE FUND-CURRENT	(1,344.68)
2960 OPERATING FUND-PRIOR	(48,048.91)
2965 OPERATING FD-CURRENT	10,471.14

TOTAL EQUITY	<u>588,479.46</u>
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TOT LIABILITY AND EQUITY	<u><u>642,492.85</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF MAY 31, 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	\$135,200.00	\$135,200.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(440.00)	(440.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(2,080.00)	(2,080.00)	0.00
5210 LATE FEE CHARGE	0.00	70.00	70.00	0.00	320.00	320.00
5220 COLLECTION COST REC	150.00	276.00	126.00	750.00	519.00	(231.00)
5245 INTEREST INCOME	0.00	1.63	1.63	0.00	5.93	5.93
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(22,690.00)	(22,690.00)	0.00
TOTAL INCOME	22,148.00	22,345.63	197.63	110,740.00	110,834.93	94.93
EXPENSES						
7030 MANAGEMENT FEES	1,144.00	1,144.00	0.00	5,720.00	5,720.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	300.00	112.00	188.00
7045 LEGAL COLLECTIONS	150.00	195.00	(45.00)	750.00	438.00	312.00
7055 AUDIT FEES	0.00	0.00	0.00	300.00	0.00	300.00
7060 PRINTING & COPYING	55.00	282.28	(227.28)	275.00	639.22	(364.22)
7062 POSTAGE	25.00	15.85	9.15	125.00	129.48	(4.48)
7090 MISC ADMINISTRATIVE	125.00	127.00	(2.00)	625.00	715.00	(90.00)
TOTAL ADMINISTRATIVE	1,499.00	1,764.13	(265.13)	8,095.00	7,753.70	341.30
7130 INSURANCE	3,905.00	4,209.94	(304.94)	18,460.00	18,661.44	(201.44)
TOTAL TAXES & INSURANCE	3,905.00	4,209.94	(304.94)	18,460.00	18,661.44	(201.44)
7230 BLDG MAINT & SUPPLJE	250.00	0.00	250.00	1,250.00	120.00	1,130.00
7260 GUTTER MAINTENANCE	600.00	0.00	600.00	600.00	0.00	600.00
7270 ROOF REPAIRS	0.00	0.00	0.00	100.00	285.00	(185.00)
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	400.00	0.00	400.00
TOTAL BUILDING MAINT	930.00	0.00	930.00	2,350.00	405.00	1,945.00
7320 ELECTRIC	70.00	72.13	(2.13)	350.00	312.06	37.94
7370 WATER/SEWER	6,738.00	6,584.74	153.26	33,690.00	31,457.97	2,232.03
7371 STORMWATER	0.00	0.00	0.00	5,605.00	5,665.98	(60.98)
7380 TRASH REMOVAL	1,205.00	1,206.20	(1.20)	6,025.00	6,031.00	(6.00)
TOTAL UTILITIES	8,013.00	7,863.07	149.93	45,670.00	43,467.01	2,202.99
7410 LANDSCAPE MAINT	500.00	0.00	500.00	1,000.00	230.00	770.00

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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	12,810.00	12,683.00	127.00
7430 TREE/SHRUB INSTALL	300.00	0.00	300.00	3,175.00	0.00	3,175.00
7440 SPRINKLER SYS MAINT	600.00	1,442.00	(842.00)	1,800.00	1,442.00	358.00
7526 PEST CONTROL	145.00	0.00	145.00	290.00	0.00	290.00
7630 SNOW REMOVAL	0.00	0.00	0.00	24,000.00	14,776.00	9,224.00
7690 MISC LANDSCAPE	200.00	0.00	200.00	1,000.00	945.64	54.36
TOTAL GROUNDS MAINT	4,307.00	4,004.00	303.00	44,075.00	30,076.64	13,998.36
TOTAL EXPENSES	18,654.00	17,841.14	812.86	118,650.00	100,363.79	18,286.21
NET PROFIT/LOSS	3,494.00	4,504.49	1,010.49	(7,910.00)	10,471.14	18,381.14

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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	22,690.00	22,690.00	0.00
9350 INTEREST INCOME	0.00	210.56	210.56	0.00	917.32	917.32
TOTAL REVENUE	4,538.00	4,748.56	210.56	22,690.00	23,607.32	917.32
EXPENSE						
9540 CONCRETE	0.00	0.00	0.00	0.00	10,419.00	(10,419.00)
9559 PAINTING	0.00	8,683.00	(8,683.00)	0.00	8,683.00	(8,683.00)
9567 HEAT TAPE	0.00	0.00	0.00	0.00	5,850.00	(5,850.00)
TOTAL EXPENSES	0.00	8,683.00	(8,683.00)	0.00	24,952.00	(24,952.00)
EXCESS/LOSS OF RESERVES	4,538.00	(3,934.44)	(8,472.44)	22,690.00	(1,344.68)	(24,034.68)

AP Check Register

CRT - Creekside Townhomes

Date Range : 5/1/2018 To 5/31/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001819	05/09/2018	CRE	Creekside Townhome Assoc	02614	reserves	05/22/2018	4,538.00	0.00	4,538.00	4,538.00
001820	05/09/2018	HAM	Hampden Press	02641	168350	05/09/2018	251.28	0.00	251.28	251.28
001821	05/09/2018	IREA	IREA	02642	crt	05/09/2018	72.13	0.00	72.13	72.13
001822	05/09/2018	JOH	Tobey & Johnston	02643	c0424	05/09/2018	195.00	0.00	195.00	195.00
001823	05/09/2018	PER	Perennial Lawn	02644	201826	05/09/2018	4,004.00	0.00	4,004.00	4,004.00
001824	05/09/2018	WAS	Waste Management	02645	1785	05/09/2018	1,206.20	0.00	1,206.20	1,206.20
001825	05/09/2018	HIG	High Country Painting	02646	19	05/09/2018	8,683.00	0.00	8,683.00	8,683.00
001826	05/15/2018	PAR	Parker Water & Sanitation	02647	crt	05/15/2018	6,584.74	0.00	6,584.74	6,584.74
Cash Account 1 Totals							25,534.35	0.00	25,534.35	25,534.35
Property/Company Totals for Creekside Townhomes							25,534.35	0.00	25,534.35	25,534.35