

CREEKSID TOWNHOME ASSOCIATION

AS OF JULY 31, 2018

ASSETS

CASH

1012 CASH-US BANK	39,525.69
1022 RES-US BANK MM	173,690.38
1024 RES-M CD DUE 6/2019	180,464.77

TOTAL CASH	<u>393,680.84</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	6,091.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	35,000.00

TOTAL RECEIVABLES	<u>50,065.23</u>
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TOTAL ASSETS	<u><u>443,746.07</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	8,674.31
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	35,000.00

TOTAL LIABILITIES	<u>54,074.31</u>
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EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	(189,681.24)
2941 CURRENT EARNINGS	189,681.24
2950 RESERVE FUND-PRIOR	595,283.91
2955 RESERVE FUND-CURRENT	(208,266.00)
2960 OPERATING FUND-PRIOR	(48,048.91)
2965 OPERATING FD-CURRENT	18,584.76

TOTAL EQUITY	<u>389,671.76</u>
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TOT LIABILITY AND EQUITY	<u><u>443,746.07</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report

AS OF JULY 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	\$189,280.00	\$189,280.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(616.00)	(616.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(2,912.00)	(2,912.00)	0.00
5210 LATE FEE CHARGE	0.00	150.00	150.00	0.00	470.00	470.00
5220 COLLECTION COST REC	150.00	243.00	93.00	1,050.00	1,521.20	471.20
5245 INTEREST INCOME	0.00	0.00	0.00	0.00	8.32	8.32
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(31,766.00)	(31,766.00)	0.00
TOTAL INCOME	<u>22,148.00</u>	<u>22,391.00</u>	<u>243.00</u>	<u>155,036.00</u>	<u>155,985.52</u>	<u>949.52</u>
EXPENSES						
7030 MANAGEMENT FEES	1,144.00	1,144.00	0.00	8,008.00	8,008.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	300.00	112.00	188.00
7045 LEGAL COLLECTIONS	150.00	90.00	60.00	1,050.00	1,368.20	(318.20)
7055 AUDIT FEES	0.00	0.00	0.00	300.00	0.00	300.00
7060 PRINTING & COPYING	55.00	30.35	24.65	385.00	713.92	(328.92)
7062 POSTAGE	25.00	19.82	5.18	175.00	188.95	(13.95)
7090 MISC ADMINISTRATIVE	125.00	127.00	(2.00)	875.00	969.00	(94.00)
TOTAL ADMINISTRATIVE	<u>1,499.00</u>	<u>1,411.17</u>	<u>87.83</u>	<u>11,093.00</u>	<u>11,360.07</u>	<u>(267.07)</u>
7130 INSURANCE	3,905.00	4,209.94	(304.94)	26,270.00	27,081.32	(811.32)
TOTAL TAXES & INSURANCE	<u>3,905.00</u>	<u>4,209.94</u>	<u>(304.94)</u>	<u>26,270.00</u>	<u>27,081.32</u>	<u>(811.32)</u>
7230 BLDG MAINT & SUPPLJE	250.00	0.00	250.00	1,750.00	355.00	1,395.00
7260 GUTTER MAINTENANCE	500.00	0.00	500.00	1,100.00	0.00	1,100.00
7270 ROOF REPAIRS	0.00	0.00	0.00	150.00	560.00	(410.00)
7290 OTHER BUILDING MAINT	80.00	3,900.81	(3,820.81)	560.00	5,110.81	(4,550.81)
TOTAL BUILDING MAINT	<u>830.00</u>	<u>3,900.81</u>	<u>(3,070.81)</u>	<u>3,560.00</u>	<u>6,025.81</u>	<u>(2,465.81)</u>
7320 ELECTRIC	70.00	72.50	(2.50)	490.00	456.81	33.19
7370 WATER/SEWER	9,418.00	0.00	9,418.00	52,526.00	39,368.09	13,157.91
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)	8,435.00	8,443.40	(8.40)
TOTAL UTILITIES	<u>10,693.00</u>	<u>1,278.70</u>	<u>9,414.30</u>	<u>67,056.00</u>	<u>53,934.28</u>	<u>13,121.72</u>
7410 LANDSCAPE MAINT	500.00	910.00	(410.00)	2,000.00	1,140.00	860.00

CREEKSIDE TOWNHOME ASSOCIATION

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AS OF JULY 31, 2018

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7415 LANDSCAPE CONTRACT	2,562.00	2,562.00	0.00	17,934.00	17,807.00	127.00
7430 TREE/SHRUB INSTALL	300.00	0.00	300.00	3,475.00	0.00	3,475.00
7440 SPRINKLER SYS MAINT	600.00	1,029.00	(429.00)	3,000.00	2,744.00	256.00
7526 PEST CONTROL	145.00	1,070.00	(925.00)	580.00	1,070.00	(490.00)
7630 SNOW REMOVAL	0.00	0.00	0.00	24,000.00	14,776.00	9,224.00
7690 MISC LANDSCAPE	200.00	471.64	(271.64)	1,400.00	1,462.28	(62.28)
TOTAL GROUNDS MAINT	4,307.00	6,042.64	(1,735.64)	52,389.00	38,999.28	13,389.72
TOTAL EXPENSES	21,234.00	16,843.26	4,390.74	160,368.00	137,400.76	22,967.24
NET PROFIT/LOSS	914.00	5,547.74	4,633.74	(5,332.00)	18,584.76	23,916.76

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF JULY 31, 2018

PREPARED BY
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	31,766.00	31,766.00	0.00
9350 INTEREST INCOME	0.00	0.00	0.00	0.00	1,093.31	1,093.31
TOTAL REVENUE	4,538.00	4,538.00	0.00	31,766.00	32,859.31	1,093.31
EXPENSE						
9540 CONCRETE	0.00	0.00	0.00	0.00	10,419.00	(10,419.00)
9559 PAINTING	0.00	131,402.19	(131,402.19)	0.00	224,856.31	(224,856.31)
9567 HEAT TAPE	0.00	0.00	0.00	0.00	5,850.00	(5,850.00)
TOTAL EXPENSES	0.00	131,402.19	(131,402.19)	0.00	241,125.31	(241,125.31)
EXCESS/LOSS OF RESERVES	4,538.00	(126,864.19)	(131,402.19)	31,766.00	(208,266.00)	(240,032.00)

AP Check Register

CRT - Creekside Townhomes

Date Range : 7/1/2018 To 7/31/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001838	07/10/2018	ANI2	Linda Scharlemann	02663	57740	07/10/2018	1,070.00	0.00	1,070.00	1,070.00
001839	07/10/2018	CRE	Creekside Townhome Assoc	02616	reserves	07/22/2018	4,538.00	0.00	4,538.00	4,538.00
001840	07/10/2018	HIG	High Country Painting	02664	36	07/10/2018	6,978.00	0.00	6,978.00	
				02666	38	07/10/2018	125,725.00	0.00	125,725.00	
Total for Check Number 001840							132,703.00	0.00	132,703.00	132,703.00
001841	07/10/2018	HIG	High Country Painting	02665	37	07/10/2018	2,600.00	0.00	2,600.00	2,600.00
001842	07/10/2018	JOH	Tobey & Johnston	02667	c0424	07/10/2018	90.00	0.00	90.00	90.00
001843	07/10/2018	MUT	Mutt Mitt	02668	227280	07/10/2018	471.64	0.00	471.64	471.64
001844	07/10/2018	PER	Perennial Lawn	02669	201828	07/10/2018	4,501.00	0.00	4,501.00	4,501.00
001845	07/10/2018	WAS	Waste Management	02670	1785	07/10/2018	1,206.20	0.00	1,206.20	1,206.20
001846	07/11/2018	IREA	IREA	02671	crt	07/11/2018	72.50	0.00	72.50	72.50
Cash Account 1 Totals							147,252.34	0.00	147,252.34	147,252.34
Property/Company Totals for Creekside Townhomes							147,252.34	0.00	147,252.34	147,252.34