

CREEKSIDE TOWNHOME ASSOCIATION

AS OF AUGUST 31, 2017

ASSETS

CASH

1012 CASH-US BANK	21,886.72
1022 RES-US BANK MM	117,655.42
1023 RES-M CD DUE 12/2017	250,000.00
1024 RES-M CD DUE 6/2019	180,464.77

TOTAL CASH

570,006.91

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	3,129.66
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	36,000.00
1135 PREPAID INSURANCE	763.00

TOTAL RECEIVABLES

48,866.89

TOTAL ASSETS

618,873.80

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	9,057.39
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	36,000.00

TOTAL LIABILITIES

55,457.39

EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	33,409.73
2941 CURRENT EARNINGS	(33,409.73)
2950 RESERVE FUND-PRIOR	548,930.05
2955 RESERVE FUND-CURRENT	33,052.90
2960 OPERATING FUND-PRIOR	(51,041.37)
2965 OPERATING FD-CURRENT	356.83

TOTAL EQUITY

563,416.41

TOT LIABILITY AND EQUITY

618,873.80

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report

AS OF AUGUST 31, 2017

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$25,792.00	\$25,792.00	\$0.00	\$206,336.00	\$206,336.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(704.00)	(704.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(3,328.00)	(3,328.00)	0.00
5210 LATE FEE CHARGE	0.00	50.00	50.00	0.00	420.00	420.00
5220 COLLECTION COST REC	300.00	81.00	(219.00)	2,400.00	335.00	(2,065.00)
5245 INTEREST INCOME	0.00	0.40	0.40	0.00	5.10	5.10
5450 TRANSFERS TO RESERVE	(4,122.00)	(4,122.00)	0.00	(32,976.00)	(32,976.00)	0.00
TOTAL INCOME	21,466.00	21,297.40	(168.60)	171,728.00	170,088.10	(1,639.90)
EXPENSES						
7030 MANAGEMENT FEES	1,040.00	1,040.00	0.00	8,320.00	8,320.00	0.00
7040 LEGAL FEES	300.00	0.00	300.00	600.00	125.00	475.00
7045 LEGAL COLLECTIONS	300.00	0.00	300.00	2,400.00	254.00	2,146.00
7055 AUDIT FEES	0.00	0.00	0.00	300.00	0.00	300.00
7060 PRINTING & COPYING	25.00	34.40	(9.40)	200.00	764.01	(564.01)
7062 POSTAGE	30.00	29.07	0.93	240.00	143.74	96.26
7090 MISC ADMINISTRATIVE	100.00	122.00	(22.00)	800.00	1,011.00	(211.00)
TOTAL ADMINISTRATIVE	1,795.00	1,225.47	569.53	12,860.00	10,617.75	2,242.25
7130 INSURANCE	3,580.00	3,550.03	29.97	27,680.00	33,224.19	(5,544.19)
TOTAL TAXES & INSURANCE	3,580.00	3,550.03	29.97	27,680.00	33,224.19	(5,544.19)
7230 BLDG MAINT & SUPPLIE	300.00	0.00	300.00	2,400.00	887.92	1,512.08
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	1,100.00	0.00	1,100.00
7270 ROOF REPAIRS	50.00	0.00	50.00	200.00	235.00	(35.00)
7290 OTHER BUILDING MAINT	0.00	1,345.00	(1,345.00)	200.00	5,203.50	(5,003.50)
TOTAL BUILDING MAINT	350.00	1,345.00	(995.00)	3,900.00	6,326.42	(2,426.42)
7320 ELECTRIC	76.00	144.86	(68.86)	608.00	509.47	98.53
7370 WATER/SEWER	9,418.00	10,298.72	(880.72)	61,944.00	59,425.36	2,518.64
7371 STORMWATER	0.00	0.00	0.00	5,535.00	5,494.28	40.72
7380 TRASH REMOVAL	1,150.00	1,149.00	1.00	9,200.00	8,992.00	208.00

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF AUGUST 31, 2017

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL UTILITIES	10,644.00	11,592.58	(948.58)	77,287.00	74,421.11	2,865.89
7410 LANDSCAPE MAINT	0.00	875.00	(875.00)	1,000.00	1,400.00	(400.00)
7415 LANDSCAPE CONTRACT	2,440.00	2,435.00	5.00	19,520.00	19,365.00	155.00
7430 TREE/SHRUB INSTALL	0.00	560.00	(560.00)	3,475.00	2,805.00	670.00
7440 SPRINKLER SYS MAINT	450.00	3,147.00	(2,697.00)	2,700.00	4,960.00	(2,260.00)
7526 PEST CONTROL	125.00	165.00	(40.00)	625.00	835.00	(210.00)
7630 SNOW REMOVAL	0.00	0.00	0.00	24,000.00	13,379.00	10,621.00
7690 MISC LANDSCAPE	200.00	711.64	(511.64)	1,600.00	2,397.80	(797.80)
TOTAL GROUNDS MAINT	3,215.00	7,893.64	(4,678.64)	52,920.00	45,141.80	7,778.20
TOTAL EXPENSES	19,584.00	25,606.72	(6,022.72)	174,647.00	169,731.27	4,915.73
NET PROFIT/LOSS	1,882.00	(4,309.32)	(6,191.32)	(2,919.00)	366.83	3,275.83

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF AUGUST 31, 2017

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	4,122.00	4,122.00	0.00	32,976.00	32,976.00	0.00
9350 INTEREST INCOME	0.00	14.81	14.81	0.00	76.90	76.90
TOTAL REVENUE	4,122.00	4,136.81	14.81	32,976.00	33,052.90	76.90
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	4,122.00	4,136.81	14.81	32,976.00	33,052.90	76.90

AP Check Register

Creekside Townhomes

Date Range : 8/1/2017 To 8/31/2017 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001745	08/08/2017	ANI2	Linda Scharlemann	02562	57526	08/08/2017	165.00	0.00	165.00	165.00
001746	08/08/2017	BAC	Backflowtech	02563	95987	08/08/2017	70.00	0.00	70.00	70.00
001747	08/08/2017	CRE	Creekside Townhome Assoc	02514	RESERVES	08/26/2017	4,122.00	0.00	4,122.00	4,122.00
001748	08/08/2017	IREA	IREA	02564	crt	08/08/2017	72.36	0.00	72.36	72.36
001749	08/08/2017	MUT	Mutt Mitt	02565	167228	08/08/2017	471.64	0.00	471.64	471.64
001750	08/08/2017	PER	Perennial Lawn	02566	2017063	08/08/2017	7,187.00	0.00	7,187.00	7,187.00
001751	08/08/2017	WAS	Waste Management	02567	1780	08/08/2017	1,149.00	0.00	1,149.00	1,149.00
001752	08/09/2017	ADA	Adams Roofing	02568	19435c	08/09/2017	1,345.00	0.00	1,345.00	1,345.00
001753	08/09/2017	IREA	IREA	02569	21381501	08/09/2017	72.50	0.00	72.50	72.50
001754	08/09/2017	PAR	Parker Water & Sanitation	02570	141189	08/09/2017	10,298.72	0.00	10,298.72	10,298.72
Cash Account 1 Totals							24,953.22	0.00	24,953.22	24,953.22
Property/Company Totals for			Creekside Townhomes				24,953.22	0.00	24,953.22	24,953.22