

## CREEKSIDE TOWNHOME ASSOCIATION

AS OF AUGUST 31, 2018

## ASSETS

## CASH

1012 CASH-US BANK	13,832.02
1022 RES-US BANK MM	72,156.76
1024 RES-M CD DUE 6/2019	180,464.77

<b>TOTAL CASH</b>	<u>266,453.55</u>
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## ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	6,164.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	35,000.00

<b>TOTAL RECEIVABLES</b>	<u>50,138.23</u>
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<b>TOTAL ASSETS</b>	<u><u>316,591.78</u></u>
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## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	8,723.31
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	35,000.00

<b>TOTAL LIABILITIES</b>	<u>54,123.31</u>
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## EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	(316,884.53)
2941 CURRENT EARNINGS	316,884.53
2950 RESERVE FUND-PRIOR	595,283.91
2955 RESERVE FUND-CURRENT	(309,799.62)
2960 OPERATING FUND-PRIOR	(48,048.91)
2965 OPERATING FD-CURRENT	(7,084.91)

<b>TOTAL EQUITY</b>	<u>262,468.47</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u><u>316,591.78</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report  
AS OF AUGUST 31, 2018  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$27,040.00	\$27,040.00	\$0.00	\$216,320.00	\$216,320.00	\$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	60.00	60.00	0.00	530.00	530.00
5215 NSF FEE	0.00	20.00	20.00	0.00	20.00	20.00
5220 COLLECTION COST REC	150.00	370.00	220.00	1,200.00	1,891.20	691.20
5245 INTEREST INCOME	0.00	5.41	5.41	0.00	13.73	13.73
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(36,304.00)	(36,304.00)	0.00
<b>TOTAL INCOME</b>	<b>22,148.00</b>	<b>22,453.41</b>	<b>305.41</b>	<b>177,184.00</b>	<b>178,438.93</b>	<b>1,254.93</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,144.00	1,144.00	0.00	9,152.00	9,152.00	0.00
7040 LEGAL FEES	300.00	0.00	300.00	600.00	112.00	488.00
7045 LEGAL COLLECTIONS	150.00	243.00	(93.00)	1,200.00	1,611.20	(411.20)
7055 AUDIT FEES	0.00	0.00	0.00	300.00	0.00	300.00
7060 PRINTING & COPYING	55.00	41.95	13.05	440.00	755.87	(315.87)
7062 POSTAGE	25.00	40.55	(15.55)	200.00	229.50	(29.50)
7090 MISC ADMINISTRATIVE	125.00	127.00	(2.00)	1,000.00	1,096.00	(96.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,799.00</b>	<b>1,596.50</b>	<b>202.50</b>	<b>12,892.00</b>	<b>12,956.57</b>	<b>(64.57)</b>
7130 INSURANCE	3,905.00	4,209.94	(304.94)	30,175.00	31,291.26	(1,116.26)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>3,905.00</b>	<b>4,209.94</b>	<b>(304.94)</b>	<b>30,175.00</b>	<b>31,291.26</b>	<b>(1,116.26)</b>
7230 BLDG MAINT & SUPPLIE	250.00	284.49	(34.49)	2,000.00	639.49	1,360.51
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	560.00	(360.00)
7290 OTHER BUILDING MAINT	80.00	2,650.00	(2,570.00)	640.00	7,760.81	(7,120.81)
<b>TOTAL BUILDING MAINT</b>	<b>380.00</b>	<b>2,934.49</b>	<b>(2,554.49)</b>	<b>3,940.00</b>	<b>8,960.30</b>	<b>(5,020.30)</b>
7320 ELECTRIC	70.00	72.50	(2.50)	560.00	529.31	30.69
7370 WATER/SEWER	9,418.00	23,104.45	(13,686.45)	61,944.00	62,472.54	(528.54)
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)	9,640.00	9,649.60	(9.60)
<b>TOTAL UTILITIES</b>	<b>10,693.00</b>	<b>24,383.15</b>	<b>(13,690.15)</b>	<b>77,749.00</b>	<b>78,317.43</b>	<b>(568.43)</b>

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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7410 LANDSCAPE MAINT	0.00	8,403.00	(8,403.00)	2,000.00	9,543.00	(7,543.00)
7415 LANDSCAPE CONTRACT	2,562.00	2,562.00	0.00	20,496.00	20,369.00	127.00
7430 TREE/SHRUB INSTALL	0.00	400.00	(400.00)	3,475.00	400.00	3,075.00
7440 SPRINKLER SYS MAINT	600.00	3,514.00	(2,914.00)	3,600.00	6,258.00	(2,658.00)
7526 PEST CONTROL	145.00	55.00	90.00	725.00	1,125.00	(400.00)
7630 SNOW REMOVAL	0.00	0.00	0.00	24,000.00	14,776.00	9,224.00
7690 MISC LANDSCAPE	200.00	65.00	135.00	1,600.00	1,527.28	72.72
<b>TOTAL GROUNDS MAINT</b>	<b>3,507.00</b>	<b>14,999.00</b>	<b>(11,492.00)</b>	<b>55,896.00</b>	<b>53,998.28</b>	<b>1,897.72</b>
<b>TOTAL EXPENSES</b>	<b>20,284.00</b>	<b>48,123.08</b>	<b>(27,839.08)</b>	<b>180,652.00</b>	<b>185,523.84</b>	<b>(4,871.84)</b>
<b>NET PROFIT/LOSS</b>	<b>1,864.00</b>	<b>(25,669.67)</b>	<b>(27,533.67)</b>	<b>(3,468.00)</b>	<b>(7,084.91)</b>	<b>(3,616.91)</b>

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AS OF AUGUST 31, 2018

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WESTERN STATES PROPERTY SERVICES, INC.

	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	36,304.00	36,304.00	0.00
9350 INTEREST INCOME	0.00	171.38	171.38	0.00	1,264.69	1,264.69
<b>TOTAL REVENUE</b>	4,538.00	4,709.38	171.38	36,304.00	37,568.69	1,264.69
<b>EXPENSE</b>						
9540 CONCRETE	0.00	0.00	0.00	0.00	10,419.00	(10,419.00)
9559 PAINTING	0.00	106,243.00	(106,243.00)	0.00	331,099.31	(331,099.31)
9567 HEAT TAPE	0.00	0.00	0.00	0.00	5,850.00	(5,850.00)
<b>TOTAL EXPENSES</b>	0.00	106,243.00	(106,243.00)	0.00	347,368.31	(347,368.31)
<b>EXCESS/LOSS OF RESERVES</b>	4,538.00	(101,533.62)	(106,071.62)	36,304.00	(309,799.62)	(346,103.62)

**AP Check Register**

CRT - Creekside Townhomes

Date Range : 8/1/2018 To 8/31/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001847	08/02/2018	ADA	Adams Roofing	02672	19437c	08/02/2018	1,325.00	0.00	1,325.00	
				02673	19439b	08/02/2018	1,325.00	0.00	1,325.00	
				<b>Total for Check Number 001847</b>			2,650.00	0.00	2,650.00	2,650.00
001848	08/02/2018	CRE	Creekside Townhome Assoc	02617	reserves	08/22/2018	4,538.00	0.00	4,538.00	4,538.00
001849	08/02/2018	ELD	Eldorado Homes	02674	567	08/02/2018	284.49	0.00	284.49	284.49
001850	08/02/2018	PAR	Parker Water & Sanitation	02675	1189	08/02/2018	10,979.18	0.00	10,979.18	10,979.18
001851	08/09/2018	PER	Perennial Lawn	02676	201829	08/09/2018	14,999.00	0.00	14,999.00	14,999.00
001852	08/09/2018	WAS	Waste Management	02677	1783	08/09/2018	1,206.20	0.00	1,206.20	1,206.20
001853	08/13/2018	HIG	High Country Painting	02678	43	08/13/2018	9,886.00	0.00	9,886.00	
				02679	44	08/13/2018	7,387.00	0.00	7,387.00	
				02680	45	08/13/2018	11,395.00	0.00	11,395.00	
				02681	46	08/13/2018	77,575.00	0.00	77,575.00	
				<b>Total for Check Number 001853</b>			106,243.00	0.00	106,243.00	106,243.00
001854	08/16/2018	PAR	Parker Water & Sanitation	02682	141189	08/16/2018	12,125.27	0.00	12,125.27	12,125.27
<b>Cash Account 1 Totals</b>							<b>153,025.14</b>	<b>0.00</b>	<b>153,025.14</b>	<b>153,025.14</b>
<b>Property/Company Totals for Creekside Townhomes</b>							<b>153,025.14</b>	<b>0.00</b>	<b>153,025.14</b>	<b>153,025.14</b>