

CREEKSIDE TOWNHOME ASSOCIATION

AS OF SEPTEMBER 30, 2017

ASSETS

CASH

1012 CASH-US BANK	18,860.82
1022 RES-US BANK MM	121,792.21
1023 RES-M CD DUE 12/2017	250,000.00
1024 RES-M CD DUE 6/2019	180,464.77

TOTAL CASH 571,117.80

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	4,307.66
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	36,000.00
1135 PREPAID INSURANCE	763.00

TOTAL RECEIVABLES 50,044.89

TOTAL ASSETS 621,162.69

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	6,413.39
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	36,000.00

TOTAL LIABILITIES 52,813.39

EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	38,342.62
2941 CURRENT EARNINGS	(38,342.62)
2950 RESERVE FUND-PRIOR	548,930.05
2955 RESERVE FUND-CURRENT	37,189.69
2960 OPERATING FUND-PRIOR	(51,041.37)
2965 OPERATING FD-CURRENT	1,152.93

TOTAL EQUITY 568,349.30

TOT LIABILITY AND EQUITY 621,162.69

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF SEPTEMBER 30, 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	\$232,128.00	\$232,128.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(792.00)	(792.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(3,744.00)	(3,744.00)	0.00
5210 LATE FEE CHARGE	0.00	0.00	0.00	0.00	420.00	420.00
5220 COLLECTION COST REC	300.00	240.00	(60.00)	2,700.00	575.00	(2,125.00)
5245 INTEREST INCOME	0.00	0.44	0.44	0.00	5.54	5.54
5450 TRANSFERS TO RESERVE	(4,122.00)	(4,122.00)	0.00	(37,098.00)	(37,098.00)	0.00
TOTAL INCOME	21,466.00	21,406.44	(59.56)	193,194.00	191,494.54	(1,699.46)
EXPENSES						
7030 MANAGEMENT FEES	1,040.00	1,040.00	0.00	9,360.00	9,360.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	125.00	475.00
7045 LEGAL COLLECTIONS	300.00	321.00	(21.00)	2,700.00	575.00	2,125.00
7055 AUDIT FEES	0.00	250.00	(250.00)	300.00	250.00	50.00
7060 PRINTING & COPYING	25.00	27.40	(2.40)	225.00	791.41	(566.41)
7062 POSTAGE	30.00	14.38	15.62	270.00	158.12	111.88
7090 MISC ADMINISTRATIVE	100.00	147.00	(47.00)	900.00	1,158.00	(258.00)
TOTAL ADMINISTRATIVE	1,495.00	1,799.78	(304.78)	14,355.00	12,417.53	1,937.47
7130 INSURANCE	3,580.00	3,550.03	29.97	31,260.00	36,774.22	(5,514.22)
TOTAL TAXES & INSURANCE	3,580.00	3,550.03	29.97	31,260.00	36,774.22	(5,514.22)
7230 BLDG MAINT & SUPPLIE	300.00	807.00	(507.00)	2,700.00	1,694.92	1,005.08
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	1,100.00	0.00	1,100.00
7270 ROOF REPAIRS	0.00	0.00	0.00	200.00	235.00	(35.00)
7290 OTHER BUILDING MAINT	50.00	1,165.00	(1,115.00)	250.00	6,368.50	(6,118.50)
TOTAL BUILDING MAINT	350.00	1,972.00	(1,622.00)	4,250.00	8,298.42	(4,048.42)
7320 ELECTRIC	76.00	72.13	3.87	684.00	581.60	102.40
7370 WATER/SEWER	9,418.00	8,547.40	870.60	71,362.00	67,972.76	3,389.24
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	10,350.00	10,141.00	209.00

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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL UTILITIES	10,644.00	9,768.53	875.47	87,931.00	84,189.64	3,741.36
7410 LANDSCAPE MAINT	0.00	600.00	(600.00)	1,000.00	2,000.00	(1,000.00)
7415 LANDSCAPE CONTRACT	2,440.00	2,435.00	5.00	21,960.00	21,800.00	160.00
7430 TREE/SHRUB INSTALL	0.00	75.00	(75.00)	3,475.00	2,880.00	595.00
7440 SPRINKLER SYS MAINT	450.00	160.00	290.00	3,150.00	5,120.00	(1,970.00)
7526 PEST CONTROL	125.00	250.00	(125.00)	750.00	1,085.00	(335.00)
7630 SNOW REMOVAL	0.00	0.00	0.00	24,000.00	13,379.00	10,621.00
7690 MISC LANDSCAPE	200.00	0.00	200.00	1,800.00	2,397.80	(597.80)
TOTAL GROUNDS MAINT	3,215.00	3,520.00	(305.00)	56,135.00	48,661.80	7,473.20
TOTAL EXPENSES	19,284.00	20,610.34	(1,326.34)	193,931.00	190,341.61	3,589.39
NET PROFIT/LOSS	2,182.00	796.10	(1,385.90)	(737.00)	1,152.93	1,889.93

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Budget Comparison Report
AS OF SEPTEMBER 30, 2017

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CJRR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	4,122.00	4,122.00	0.00	37,098.00	37,098.00	0.00
9350 INTEREST INCOME	0.00	14.79	14.79	0.00	91.69	91.69
TOTAL REVENUE	4,122.00	4,136.79	14.79	37,098.00	37,189.69	91.69
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	4,122.00	4,136.79	14.79	37,098.00	37,189.69	91.69

AP Check Register

Creekside Townhomes

Date Range : 9/1/2017 To 9/30/2017 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001755	09/12/2017	ANI2	Linda Scharlemann	02571	57550	09/12/2017	250.00	0.00	250.00	250.00
001756	09/12/2017	BEI	Beichie & Assoc.	02572	2016	09/12/2017	250.00	0.00	250.00	250.00
001757	09/12/2017	CRE	Creekside Townhome Assoc	02515	RESERVES	09/26/2017	4,122.00	0.00	4,122.00	4,122.00
001758	09/12/2017	HIG	High Country Painting	02573	435c	09/12/2017	1,165.00	0.00	1,165.00	
				02574	690d	09/12/2017	267.00	0.00	267.00	
				02575	693d	09/12/2017	540.00	0.00	540.00	
Total for Check Number 001758							1,972.00	0.00	1,972.00	1,972.00
001759	09/12/2017	JOH	Tobey & Johnston	02576	c0424	09/12/2017	240.00	0.00	240.00	240.00
001760	09/12/2017	PER	Perennial Lawn	02577	2017064	09/12/2017	3,270.00	0.00	3,270.00	3,270.00
001761	09/12/2017	WAS	Waste Management	02578	1786	09/12/2017	1,149.00	0.00	1,149.00	1,149.00
001762	09/13/2017	IREA	IREA	02579	crt	09/13/2017	72.13	0.00	72.13	72.13
001763	09/13/2017	PAR	Parker Water & Sanitation	02580	141189	09/13/2017	8,547.40	0.00	8,547.40	8,547.40
Cash Account 1 Totals							19,872.53	0.00	19,872.53	19,872.53
Property/Company Totals for Creekside Townhomes							19,872.53	0.00	19,872.53	19,872.53