

CREEKSIDE TOWNHOME ASSOCIATION

AS OF FEBRUARY 28, 2017

ASSETS

CASH

1012 CASH-US BANK	33,178.83
1022 RES-US BANK MM	92,851.34
1023 RES-M CD DUE 12/2017	250,000.00
1024 RES-M CD DUE 6/2019	180,464.77

TOTAL CASH

556,494.94

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	1,858.66
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	36,000.00
1135 PREPAID INSURANCE	763.00

TOTAL RECEIVABLES

47,595.89

TOTAL ASSETS

604,090.83

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	12,199.93
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	36,000.00

TOTAL LIABILITIES

58,599.93

EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	15,484.22
2941 CURRENT EARNINGS	(15,484.22)
2950 RESERVE FUND-PRIOR	548,930.05
2955 RESERVE FUND-CURRENT	8,248.82
2960 OPERATING FUND-PRIOR	(51,041.37)
2965 OPERATING FD-CURRENT	7,235.40

TOTAL EQUITY

545,490.90

TOT LIABILITY AND EQUITY

604,090.83

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF FEBRUARY 28, 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	\$51,584.00	\$51,584.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(176.00)	(176.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(832.00)	(832.00)	0.00
5220 COLLECTION COST REC	300.00	0.00	(300.00)	600.00	92.00	(508.00)
5245 INTEREST INCOME	0.00	0.68	0.68	0.00	1.61	1.61
5450 TRANSFERS TO RESERVE	(4,122.00)	(4,122.00)	0.00	(8,244.00)	(8,244.00)	0.00
TOTAL INCOME	21,466.00	21,166.68	(299.32)	42,932.00	42,425.61	(506.39)
EXPENSES						
7030 MANAGEMENT FEES	1,040.00	1,040.00	0.00	2,080.00	2,080.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	0.00	125.00	(125.00)
7045 LEGAL COLLECTIONS	300.00	81.00	219.00	600.00	92.00	508.00
7060 PRINTING & COPYING	25.00	27.70	(2.70)	50.00	246.31	(196.31)
7062 POSTAGE	30.00	23.03	6.97	60.00	42.85	17.15
7090 MISC ADMINISTRATIVE	100.00	122.00	(22.00)	200.00	279.00	(79.00)
TOTAL ADMINISTRATIVE	1,495.00	1,293.73	201.27	2,990.00	2,865.16	124.84
7130 INSURANCE	3,260.00	3,243.16	16.84	6,520.00	3,243.16	3,276.84
TOTAL TAXES & INSURANCE	3,260.00	3,243.16	16.84	6,520.00	3,243.16	3,276.84
7230 BLDG MAINT & SUPPLIE	300.00	0.00	300.00	600.00	0.00	600.00
7270 ROOF REPAIRS	50.00	0.00	50.00	50.00	0.00	50.00
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	50.00	0.00	50.00
TOTAL BUILDING MAINT	350.00	0.00	350.00	700.00	0.00	700.00
7320 ELECTRIC	76.00	0.00	76.00	152.00	72.39	79.61
7370 WATER/SEWER	6,738.00	6,211.22	526.78	13,476.00	6,211.22	7,264.78
7371 STORMWATER	5,535.00	5,494.28	40.72	5,535.00	5,494.28	40.72
7380 TRASH REMOVAL	1,150.00	1,149.00	1.00	2,300.00	2,098.00	202.00
TOTAL UTILITIES	13,499.00	12,854.50	644.50	21,463.00	13,875.89	7,587.11
7415 LANDSCAPE CONTRACT	2,440.00	2,435.00	5.00	4,880.00	4,755.00	1,125.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7630 SNOW REMOVAL	5,750.00	6,691.00	(941.00)	11,500.00	10,366.00	1,134.00
7690 MISC LANDSCAPE	200.00	85.00	115.00	400.00	85.00	315.00
TOTAL GROUNDS MAINT	8,390.00	9,211.00	(821.00)	16,780.00	15,206.00	1,574.00
TOTAL EXPENSES	26,994.00	26,602.39	391.61	48,453.00	35,190.21	13,262.79
NET PROFIT/LOSS	(5,528.00)	(5,435.71)	92.29	(5,521.00)	7,235.40	12,756.40

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES	4,122.00	4,122.00	0.00	8,244.00	8,244.00	0.00
9350 INTEREST INCOME	0.00	3.47	3.47	0.00	4.82	4.82
TOTAL REVENUE	4,122.00	4,125.47	3.47	8,244.00	8,248.82	4.82
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	4,122.00	4,125.47	3.47	8,244.00	8,248.82	4.82

AP Check Register

Creekside Townhomes

Date Range : 2/1/2017 To 2/28/2017 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001699	02/08/2017	CRE	Creekside Townhome Assoc	02508	RESERVES	02/26/2017	4,122.00	0.00	4,122.00	4,122.00
001700	02/08/2017	PAR	Parker Water & Sanitation	02519	141189	02/08/2017	6,211.22	0.00	6,211.22	6,211.22
001701	02/08/2017	PAR3	Parker Colorado	02520	999046	02/08/2017	5,494.28	0.00	5,494.28	5,494.28
001702	02/08/2017	PER	Perennial Lawn	02521	2017001	02/08/2017	9,211.00	0.00	9,211.00	9,211.00
001703	02/08/2017	WAS	Waste Management	02522	1063483400	02/08/2017	1,149.00	0.00	1,149.00	1,149.00
Cash Account 1 Totals							26,187.50	0.00	26,187.50	26,187.50
Property/Company Totals for			Creekside Townhomes				26,187.50	0.00	26,187.50	26,187.50