

CREEKSIDE TOWNHOME ASSOCIATION

AS OF JANUARY 31, 2017

ASSETS

CASH

1012 CASH-US BANK	33,247.54
1022 RES-US BANK MM	88,725.87
1023 RES-M CD DUE 12/2017	250,000.00
1024 RES-M CD DUE 6/2019	180,464.77

TOTAL CASH

552,438.18

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	4,203.66
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	36,000.00
1135 PREPAID INSURANCE	763.00

TOTAL RECEIVABLES

49,940.89

TOTAL ASSETS

602,379.07

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	9,177.93
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	36,000.00

TOTAL LIABILITIES

55,577.93

EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	16,794.46
2941 CURRENT EARNINGS	(16,794.46)
2950 RESERVE FUND-PRIOR	548,930.05
2955 RESERVE FUND-CURRENT	4,123.35
2960 OPERATING FUND-PRIOR	(51,041.37)
2965 OPERATING FD-CURRENT	12,671.11

TOTAL EQUITY

546,801.14

TOT LIABILITY AND EQUITY

602,379.07

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF JANUARY 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	\$25,792.00	\$25,792.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(88.00)	(88.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(416.00)	(416.00)	0.00
5220 COLLECTION COST REC	300.00	92.00	(208.00)	300.00	92.00	(208.00)
5245 INTEREST INCOME	0.00	0.93	0.93	0.00	0.93	0.93
5450 TRANSFERS TO RESERVE	(4,122.00)	(4,122.00)	0.00	(4,122.00)	(4,122.00)	0.00
TOTAL INCOME	21,466.00	21,258.93	(207.07)	21,466.00	21,258.93	(207.07)
EXPENSES						
7030 MANAGEMENT FEES	1,040.00	1,040.00	0.00	1,040.00	1,040.00	0.00
7040 LEGAL FEES	0.00	125.00	(125.00)	0.00	125.00	(125.00)
7045 LEGAL COLLECTIONS	300.00	11.00	289.00	300.00	11.00	289.00
7060 PRINTING & COPYING	25.00	218.61	(193.61)	25.00	218.61	(193.61)
7062 POSTAGE	30.00	19.82	10.18	30.00	19.82	10.18
7090 MISC ADMINISTRATIVE	100.00	157.00	(57.00)	100.00	157.00	(57.00)
TOTAL ADMINISTRATIVE	1,495.00	1,571.43	(76.43)	1,495.00	1,571.43	(76.43)
7130 INSURANCE	3,260.00	0.00	3,260.00	3,260.00	0.00	3,260.00
TOTAL TAXES & INSURANCE	3,260.00	0.00	3,260.00	3,260.00	0.00	3,260.00
7230 BLDG MAINT & SUPPLIE	300.00	0.00	300.00	300.00	0.00	300.00
7290 OTHER BUILDING MAINT	50.00	0.00	50.00	50.00	0.00	50.00
TOTAL BUILDING MAINT	350.00	0.00	350.00	350.00	0.00	350.00
7320 ELECTRIC	76.00	72.39	3.61	76.00	72.39	3.61
7370 WATER/SEWER	6,738.00	0.00	6,738.00	6,738.00	0.00	6,738.00
7380 TRASH REMOVAL	1,150.00	949.00	201.00	1,150.00	949.00	201.00
TOTAL UTILITIES	7,964.00	1,021.39	6,942.61	7,964.00	1,021.39	6,942.61
7415 LANDSCAPE CONTRACT	2,440.00	2,320.00	120.00	2,440.00	2,320.00	120.00
7630 SNOW REMOVAL	5,750.00	3,675.00	2,075.00	5,750.00	3,675.00	2,075.00
7690 MISC LANDSCAPE	200.00	0.00	200.00	200.00	0.00	200.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL GROUNDS MAINT	8,390.00	5,995.00	2,395.00	8,390.00	5,995.00	2,395.00
TOTAL EXPENSES	21,459.00	8,587.82	12,871.18	21,459.00	8,587.82	12,871.18
NET PROFIT/LOSS	7.00	12,671.11	12,664.11	7.00	12,671.11	12,664.11

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	4,122.00	4,122.00	0.00	4,122.00	4,122.00	0.00
9350 INTEREST INCOME	0.00	1.35	1.35	0.00	1.35	1.35
TOTAL REVENUE	4,122.00	4,123.35	1.35	4,122.00	4,123.35	1.35
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	4,122.00	4,123.35	1.35	4,122.00	4,123.35	1.35

AP Check Register

Creekside Townhomes

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

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001693	01/11/2017	HAM	Hampden Press	02502	154943	01/11/2017	212.11	0.00	212.11	212.11
001694	01/11/2017	JOH	Tobey & Johnston	02503	C0424	01/11/2017	136.00	0.00	136.00	136.00
001695	01/11/2017	PER	Perennial Lawn	02504	201613	01/11/2017	5,995.00	0.00	5,995.00	5,995.00
001696	01/11/2017	WAS	Waste Management	02505	34000	01/11/2017	949.00	0.00	949.00	949.00
001697	01/11/2017	IREA	IREA	02506	crt	01/11/2017	72.39	0.00	72.39	72.39
001698	01/26/2017	CRE	Creekside Townhome Assoc	02507	RESERVES	01/26/2017	4,122.00	0.00	4,122.00	4,122.00
Cash Account 1 Totals							11,486.50	0.00	11,486.50	11,486.50
Property/Company Totals for			Creekside Townhomes				11,486.50	0.00	11,486.50	11,486.50