

CREEKSIDE TOWNHOME ASSOCIATION

AS OF MARCH 31, 2017

ASSETS

CASH

1012 CASH-US BANK	37,480.65
1022 RES-US BANK MM	96,981.47
1023 RES-M CD DUE 12/2017	250,000.00
1024 RES-M CD DUE 6/2019	180,464.77

TOTAL CASH

564,926.89

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	2,149.66
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	36,000.00
1135 PREPAID INSURANCE	763.00

TOTAL RECEIVABLES

47,886.89

TOTAL ASSETS

612,813.78

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	11,294.93
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	36,000.00

TOTAL LIABILITIES

57,694.93

EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	25,112.17
2941 CURRENT EARNINGS	(25,112.17)
2950 RESERVE FUND-PRIOR	548,930.05
2955 RESERVE FUND-CURRENT	12,378.95
2960 OPERATING FUND-PRIOR	(51,041.37)
2965 OPERATING FD-CURRENT	12,733.22

TOTAL EQUITY

555,118.85

TOT LIABILITY AND EQUITY

612,813.78

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF MARCH 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	\$77,376.00	\$77,376.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(264.00)	(264.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(1,248.00)	(1,248.00)	0.00
5210 LATE FEE CHARGE	0.00	50.00	50.00	0.00	50.00	50.00
5220 COLLECTION COST REC	300.00	0.00	(300.00)	900.00	92.00	(808.00)
5245 INTEREST INCOME	0.00	0.88	0.88	0.00	2.49	2.49
5450 TRANSFERS TO RESERVE	(4,122.00)	(4,122.00)	0.00	(12,366.00)	(12,366.00)	0.00
TOTAL INCOME	21,466.00	21,216.88	(249.12)	64,398.00	63,642.49	(755.51)
EXPENSES						
7030 MANAGEMENT FEES	1,040.00	1,040.00	0.00	3,120.00	3,120.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	0.00	125.00	(125.00)
7045 LEGAL COLLECTIONS	300.00	0.00	300.00	900.00	92.00	808.00
7060 PRINTING & COPYING	25.00	227.08	(202.08)	75.00	473.39	(398.39)
7062 POSTAGE	30.00	12.97	17.03	90.00	55.82	34.18
7090 MISC ADMINISTRATIVE	100.00	122.00	(22.00)	300.00	401.00	(101.00)
TOTAL ADMINISTRATIVE	1,495.00	1,402.05	92.95	4,485.00	4,267.21	217.79
7130 INSURANCE	3,260.00	6,200.16	(2,940.16)	9,780.00	9,443.32	336.68
TOTAL TAXES & INSURANCE	3,260.00	6,200.16	(2,940.16)	9,780.00	9,443.32	336.68
7230 BLDG MAINT & SUPPLIE	300.00	213.89	86.11	900.00	213.89	686.11
7270 ROOF REPAIRS	0.00	0.00	0.00	50.00	0.00	50.00
7290 OTHER BUILDING MAINT	50.00	248.50	(198.50)	100.00	248.50	(148.50)
TOTAL BUILDING MAINT	350.00	462.39	(112.39)	1,050.00	462.39	587.61
7320 ELECTRIC	76.00	72.14	3.86	228.00	144.53	83.47
7370 WATER/SEWER	6,738.00	6,433.32	304.68	20,214.00	12,644.54	7,569.46
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	3,450.00	3,247.00	203.00
TOTAL UTILITIES	7,964.00	7,654.46	309.54	29,427.00	21,530.35	7,896.65

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7415 LANDSCAPE CONTRACT	2,440.00	0.00	2,440.00	7,320.00	4,755.00	2,565.00
7430 TREE/SHRUB INSTALL	2,875.00	0.00	2,875.00	2,875.00	0.00	2,875.00
7440 SPRINKLER SYS MAINT	450.00	0.00	450.00	450.00	0.00	450.00
7630 SNOW REMOVAL	5,750.00	0.00	5,750.00	17,250.00	10,366.00	6,884.00
7690 MISC LANDSCAPE	200.00	0.00	200.00	600.00	85.00	515.00
TOTAL GROUNDS MAINT	11,715.00	0.00	11,715.00	28,495.00	15,206.00	13,289.00
TOTAL EXPENSES	24,784.00	15,719.06	9,064.94	73,237.00	50,909.27	22,327.73
NET PROFIT/LOSS	(3,318.00)	5,497.82	8,815.82	(8,839.00)	12,733.22	21,572.22

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES	4,122.00	4,122.00	0.00	12,366.00	12,366.00	0.00
9350 INTEREST INCOME	0.00	8.13	8.13	0.00	12.95	12.95
TOTAL REVENUE	4,122.00	4,130.13	8.13	12,366.00	12,378.95	12.95
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	4,122.00	4,130.13	8.13	12,366.00	12,378.95	12.95

AP Check Register

Creekside Townhomes

Date Range : 3/1/2017 To 3/31/2017 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001704	03/08/2017	CRE	Creekside Townhome Assoc	02509	RESERVES	03/26/2017	4,122.00	0.00	4,122.00	4,122.00
001705	03/08/2017	ELD	Eldorado Homes	02525	3415	03/08/2017	248.50	0.00	248.50	248.50
001706	03/08/2017	HAM	Hampden Press	02526	156188	03/08/2017	199.83	0.00	199.83	199.83
001707	03/08/2017	IREA	IREA	02527	crt	03/08/2017	72.14	0.00	72.14	72.14
001708	03/08/2017	PAR	Parker Water & Sanitation	02528	crt1	03/08/2017	6,433.32	0.00	6,433.32	6,433.32
001709	03/08/2017	WAS	Waste Management	02529	1780	03/08/2017	1,149.00	0.00	1,149.00	1,149.00
001710	03/08/2017	WIS	Mark Wiseman	02530	11144	03/08/2017	213.89	0.00	213.89	213.89
001711	03/22/2017	PAR5	Parker Douglas Insurance	02531	D&O	03/22/2017	2,067.00	0.00	2,067.00	2,067.00
001712	03/22/2017	PAR5	Parker Douglas Insurance	02532	umbrella	03/22/2017	890.00	0.00	890.00	890.00
Cash Account 1 Totals							15,395.68	0.00	15,395.68	15,395.68
Property/Company Totals for Creekside Townhomes							15,395.68	0.00	15,395.68	15,395.68