

CREEKSIDE TOWNHOME ASSOCIATION

AS OF JUNE 30, 2018

ASSETS

CASH

1012 CASH-US BANK	33,993.95
1022 RES-US BANK MM	300,554.57
1024 RES-M CD DUE 6/2019	180,464.77

TOTAL CASH 515,013.29

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	5,709.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	35,000.00

TOTAL RECEIVABLES 49,683.23

TOTAL ASSETS 564,696.52

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	8,308.31
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	35,000.00

TOTAL LIABILITIES 53,708.31

EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	(68,364.79)
2941 CURRENT EARNINGS	68,364.79
2950 RESERVE FUND-PRIOR	595,283.91
2955 RESERVE FUND-CURRENT	(81,401.81)
2960 OPERATING FUND-PRIOR	(48,048.91)
2965 OPERATING FD-CURRENT	13,037.02

TOTAL EQUITY 510,988.21

TOT LIABILITY AND EQUITY 564,696.52

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF JUNE 30, 2018
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$27,040.00	\$27,040.00	\$0.00	\$162,240.00	\$162,240.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(528.00)	(528.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(2,496.00)	(2,496.00)	0.00
5210 LATE FEE CHARGE	0.00	0.00	0.00	0.00	320.00	320.00
5220 COLLECTION COST REC	150.00	759.20	609.20	900.00	1,278.20	378.20
5245 INTEREST INCOME	0.00	2.39	2.39	0.00	8.32	8.32
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(27,228.00)	(27,228.00)	0.00
TOTAL INCOME	22,148.00	22,759.59	611.59	132,888.00	133,594.52	706.52
EXPENSES						
7030 MANAGEMENT FEES	1,144.00	1,144.00	0.00	6,864.00	6,864.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	300.00	112.00	188.00
7045 LEGAL COLLECTIONS	150.00	840.20	(690.20)	900.00	1,278.20	(378.20)
7055 AUDIT FEES	0.00	0.00	0.00	300.00	0.00	300.00
7060 PRINTING & COPYING	55.00	44.35	10.65	330.00	683.57	(353.57)
7062 POSTAGE	25.00	39.65	(14.65)	150.00	169.13	(19.13)
7090 MISC ADMINISTRATIVE	125.00	127.00	(2.00)	750.00	842.00	(92.00)
TOTAL ADMINISTRATIVE	1,499.00	2,195.20	(696.20)	9,594.00	9,948.90	(354.90)
7130 INSURANCE	3,905.00	4,209.94	(304.94)	22,365.00	22,871.38	(506.38)
TOTAL TAXES & INSURANCE	3,905.00	4,209.94	(304.94)	22,365.00	22,871.38	(506.38)
7230 BLDG MAINT & SUPPLIE	250.00	235.00	15.00	1,500.00	355.00	1,145.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	600.00	0.00	600.00
7270 ROOF REPAIRS	50.00	275.00	(225.00)	150.00	560.00	(410.00)
7290 OTHER BUILDING MAINT	80.00	1,210.00	(1,130.00)	480.00	1,210.00	(730.00)
TOTAL BUILDING MAINT	380.00	1,720.00	(1,340.00)	2,730.00	2,125.00	605.00
7320 ELECTRIC	70.00	72.25	(2.25)	420.00	384.31	35.69
7370 WATER/SEWER	9,418.00	7,910.12	1,507.88	43,108.00	39,368.09	3,739.91
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)	7,230.00	7,237.20	(7.20)
TOTAL UTILITIES	10,693.00	9,188.57	1,504.43	56,363.00	52,655.58	3,707.42
7410 LANDSCAPE MAINT	500.00	0.00	500.00	1,500.00	230.00	1,270.00

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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7415 LANDSCAPE CONTRACT	2,562.00	2,562.00	0.00	15,372.00	15,245.00	127.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	3,175.00	0.00	3,175.00
7440 SPRINKLER SYS MAINT	600.00	273.00	327.00	2,400.00	1,715.00	685.00
7526 PEST CONTROL	145.00	0.00	145.00	435.00	0.00	435.00
7630 SNOW REMOVAL	0.00	0.00	0.00	24,000.00	14,776.00	9,224.00
7690 MISC LANDSCAPE	200.00	45.00	155.00	1,200.00	990.64	209.36
TOTAL GROUNDS MAINT	4,007.00	2,880.00	1,127.00	48,082.00	32,956.64	15,125.36
TOTAL EXPENSES	20,484.00	20,193.71	290.29	139,134.00	120,557.50	18,576.50
NET PROFIT/LOSS	1,664.00	2,565.88	901.88	(6,246.00)	13,037.02	19,283.02

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	4,538.00	4,538.00	0.00	27,228.00	27,228.00	0.00
9350 INTEREST INCOME	0.00	175.99	175.99	0.00	1,093.31	1,093.31
TOTAL REVENUE	4,538.00	4,713.99	175.99	27,228.00	28,321.31	1,093.31
EXPENSE						
9540 CONCRETE	0.00	0.00	0.00	0.00	10,419.00	(10,419.00)
9559 PAINTING	0.00	84,771.12	(84,771.12)	0.00	93,454.12	(93,454.12)
9567 HEAT TAPE	0.00	0.00	0.00	0.00	5,850.00	(5,850.00)
TOTAL EXPENSES	0.00	84,771.12	(84,771.12)	0.00	109,723.12	(109,723.12)
EXCESS/LOSS OF RESERVES	4,538.00	(80,057.13)	(84,595.13)	27,228.00	(81,401.81)	(108,629.81)

AP Check Register

CRT - Creekside Townhomes

Date Range : 6/1/2018 To 6/30/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001827	06/12/2018	ADA	Adams Roofing	02648	19439C	06/12/2018	1,210.00	0.00	1,210.00	
				02649	19694C	06/12/2018	275.00	0.00	275.00	
				Total for Check Number 001827			1,485.00	0.00	1,485.00	1,485.00
001828	06/12/2018	BAC	Backflowtech	02650	101988	06/12/2018	191.49	0.00	191.49	191.49
001829	06/12/2018	BRA	Joe Brandstetter	02651	REIMB	06/12/2018	100.00	0.00	100.00	100.00
001830	06/12/2018	CRE	Creekside Townhome Assoc	02615	reserves	06/22/2018	4,538.00	0.00	4,538.00	4,538.00
001831	06/12/2018	HIG	High Country Painting	02652	20	06/12/2018	10,942.25	0.00	10,942.25	
				02653	25	06/12/2018	34,775.00	0.00	34,775.00	
				02654	30	06/12/2018	5,653.06	0.00	5,653.06	
				02655	31	06/12/2018	1,300.81	0.00	1,300.81	
				02656	32	06/12/2018	32,100.00	0.00	32,100.00	
				Total for Check Number 001831			84,771.12	0.00	84,771.12	84,771.12
001832	06/12/2018	IREA	IREA	02657	21381501	06/12/2018	72.25	0.00	72.25	72.25
001833	06/12/2018	JOH	Tobey & Johnston	02658	c0424	06/12/2018	759.20	0.00	759.20	759.20
001834	06/12/2018	PAR	Parker Water & Sanitation	02659	141189	06/12/2018	7,718.63	0.00	7,718.63	7,718.63
001835	06/12/2018	PER	Perennial Lawn	02660	201827	06/12/2018	2,835.00	0.00	2,835.00	2,835.00
001836	06/12/2018	WAS	Waste Management	02661	1782	06/12/2018	1,206.20	0.00	1,206.20	1,206.20
001837	06/12/2018	WIS	Mark Wiseman	02662	11191	06/12/2018	180.00	0.00	180.00	180.00
Cash Account 1 Totals							103,856.89	0.00	103,856.89	103,856.89
Property/Company Totals for Creekside Townhomes							103,856.89	0.00	103,856.89	103,856.89