

CREEKSIDE TOWNHOME ASSOCIATION

AS OF OCTOBER 31, 2018

ASSETS

CASH

1012 CASH-US BANK	14,994.68
1022 RES-US BANK MM	69,840.83
1024 RES-M CD DUE 6/2019	180,464.77

TOTAL CASH	<u>265,300.28</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	9,604.80
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	35,000.00

TOTAL RECEIVABLES	<u>53,579.03</u>
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TOTAL ASSETS	<u><u>318,879.31</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	7,614.39
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	35,000.00

TOTAL LIABILITIES	<u>53,014.39</u>
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EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	(313,488.08)
2941 CURRENT EARNINGS	313,488.08
2950 RESERVE FUND-PRIOR	595,283.91
2955 RESERVE FUND-CURRENT	(312,115.55)
2960 OPERATING FUND-PRIOR	(48,048.91)
2965 OPERATING FD-CURRENT	(1,372.53)

TOTAL EQUITY	<u>265,864.92</u>
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TOT LIABILITY AND EQUITY	<u><u>318,879.31</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF OCTOBER 31, 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	\$270,400.00	\$270,400.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(880.00)	(880.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(4,160.00)	(4,160.00)	0.00
5210 LATE FEE CHARGE	0.00	100.00	100.00	0.00	630.00	630.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	150.00	941.60	791.60	1,500.00	3,277.00	1,777.00
5245 INTEREST INCOME	0.00	0.66	0.66	0.00	14.95	14.95
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(45,380.00)	(45,380.00)	0.00
TOTAL INCOME	22,148.00	23,040.26	892.26	221,480.00	223,921.95	2,441.95
EXPENSES						
7030 MANAGEMENT FEES	1,144.00	1,144.00	0.00	11,440.00	11,440.00	0.00
7040 LEGAL FEES	0.00	112.00	(112.00)	600.00	224.00	376.00
7045 LEGAL COLLECTIONS	150.00	941.60	(791.60)	1,500.00	3,387.00	(1,887.00)
7055 AUDIT FEES	0.00	250.00	(250.00)	300.00	250.00	50.00
7060 PRINTING & COPYING	55.00	36.80	18.20	550.00	820.47	(270.47)
7062 POSTAGE	25.00	14.70	10.30	250.00	264.05	(14.05)
7090 MISC ADMINISTRATIVE	125.00	127.00	(2.00)	1,250.00	1,375.00	(125.00)
TOTAL ADMINISTRATIVE	1,499.00	2,626.10	(1,127.10)	15,890.00	17,760.52	(1,870.52)
7130 INSURANCE	3,905.00	4,209.94	(304.94)	37,985.00	39,711.14	(1,726.14)
TOTAL TAXES & INSURANCE	3,905.00	4,209.94	(304.94)	37,985.00	39,711.14	(1,726.14)
7230 BLDG MAINT & SUPPLIE	250.00	317.59	(67.59)	2,500.00	1,769.29	730.71
7260 GUTTER MAINTENANCE	1,200.00	0.00	1,200.00	2,300.00	0.00	2,300.00
7270 ROOF REPAIRS	50.00	1,275.00	(1,225.00)	250.00	1,835.00	(1,585.00)
7290 OTHER BUILDING MAINT	80.00	752.00	(672.00)	800.00	8,512.81	(7,712.81)
TOTAL BUILDING MAINT	1,580.00	2,344.59	(764.59)	5,850.00	12,117.10	(6,267.10)
7320 ELECTRIC	70.00	72.25	(2.25)	700.00	674.29	25.71
7370 WATER/SEWER	9,418.00	11,626.86	(2,208.86)	80,780.00	84,359.17	(3,579.17)
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)	12,050.00	12,062.00	(12.00)
TOTAL UTILITIES	10,693.00	12,905.31	(2,212.31)	99,135.00	102,761.44	(3,626.44)

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Budget Comparison Report
AS OF OCTOBER 31, 2018

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7410 LANDSCAPE MAINT	0.00	(8,403.00)	8,403.00	2,000.00	1,440.00	560.00
7415 LANDSCAPE CONTRACT	2,562.00	2,562.00	0.00	25,620.00	25,493.00	127.00
7430 TREE/SHRUB INSTALL	0.00	82.00	(82.00)	3,475.00	667.00	2,808.00
7440 SPRINKLER SYS MAINT	0.00	460.00	(460.00)	4,200.00	7,571.00	(3,371.00)
7526 PEST CONTROL	0.00	0.00	0.00	870.00	1,415.00	(545.00)
7630 SNOW REMOVAL	3,000.00	0.00	3,000.00	27,000.00	14,776.00	12,224.00
7690 MISC LANDSCAPE	200.00	0.00	200.00	2,000.00	1,582.28	417.72
TOTAL GROUNDS MAINT	5,762.00	(5,299.00)	11,061.00	65,165.00	52,944.28	12,220.72
TOTAL EXPENSES	23,439.00	16,786.94	6,652.06	224,025.00	225,294.48	(1,269.48)
NET PROFIT/LOSS	(1,291.00)	6,253.32	7,544.32	(2,545.00)	(1,372.53)	1,172.47

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Budget Comparison Report
AS OF OCTOBER 31, 2018
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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	4,538.00	4,538.00	0.00	45,380.00	45,380.00	0.00
9350 INTEREST INCOME	0.00	30.55	30.55	0.00	1,325.76	1,325.76
TOTAL REVENUE	4,538.00	4,568.55	30.55	45,380.00	46,705.76	1,325.76
EXPENSE						
9540 CONCRETE	0.00	0.00	0.00	0.00	10,419.00	(10,419.00)
9559 PAINTING	0.00	0.00	0.00	0.00	331,099.31	(331,099.31)
9563 LANDSCAPE	0.00	11,453.00	(11,453.00)	0.00	11,453.00	(11,453.00)
9567 HEAT TAPE	0.00	0.00	0.00	0.00	5,850.00	(5,850.00)
TOTAL EXPENSES	0.00	11,453.00	(11,453.00)	0.00	358,821.31	(358,821.31)
EXCESS/LOSS OF RESERVES	4,538.00	(6,884.45)	(11,422.45)	45,380.00	(312,115.55)	(357,495.55)

AP Check Register

CRT - Creekside Townhomes

Date Range : 10/1/2018 To 10/31/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001862	10/10/2018	ADA	Adams Roofing	02689	412A	10/10/2018	465.00	0.00	465.00	
				02690	690D	10/10/2018	345.00	0.00	345.00	
				02691	692A	10/10/2018	465.00	0.00	465.00	
Total for Check Number 001862							1,275.00	0.00	1,275.00	1,275.00
001863	10/10/2018	BEI	Beichle & Assoc.	02692	091118	10/10/2018	250.00	0.00	250.00	250.00
001864	10/10/2018	CRE	Creekside Townhome Assoc	02619	reserves	10/22/2018	4,538.00	0.00	4,538.00	4,538.00
001865	10/10/2018	ELD	Eldorado Homes	02693	580	10/10/2018	317.59	0.00	317.59	317.59
001866	10/10/2018	HIG	High Country Painting	02694	59	10/10/2018	752.00	0.00	752.00	752.00
001867	10/10/2018	JOH	Tobey & Johnston	02695	C0424	10/10/2018	1,053.60	0.00	1,053.60	1,053.60
001868	10/10/2018	PER	Perennial Lawn	02696	201831	10/10/2018	6,154.00	0.00	6,154.00	6,154.00
001869	10/10/2018	WAS	Waste Management	02697	1781	10/10/2018	1,206.20	0.00	1,206.20	1,206.20
001870	10/10/2018	PAR	Parker Water & Sanitation	02698	141189	10/10/2018	11,626.86	0.00	11,626.86	11,626.86
Cash Account 1 Totals							27,173.25	0.00	27,173.25	27,173.25
Property/Company Totals for Creekside Townhomes							27,173.25	0.00	27,173.25	27,173.25