

## CREEKSIDE TOWNHOME ASSOCIATION

AS OF NOVEMBER 30, 2017

## ASSETS

## CASH

1012 CASH-US BANK	16,569.87
1022 RES-US BANK MM	127,817.90
1023 RES-M CD DUE 12/2017	250,000.00
1024 RES-M CD DUE 6/2019	180,464.77

## TOTAL CASH

574,852.54

## ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	4,409.50
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	35,000.00
1135 PREPAID INSURANCE	763.00

## TOTAL RECEIVABLES

49,146.73

## TOTAL ASSETS

623,999.27

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	5,745.39
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	35,000.00

## TOTAL LIABILITIES

51,145.39

## EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	42,847.20
2941 CURRENT EARNINGS	(42,847.20)
2950 RESERVE FUND-PRIOR	548,930.05
2955 RESERVE FUND-CURRENT	42,215.38
2960 OPERATING FUND-PRIOR	(51,041.37)
2965 OPERATING FD-CURRENT	631.82

## TOTAL EQUITY

572,853.88

## TOT LIABILITY AND EQUITY

623,999.27

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report  
AS OF NOVEMBER 30, 2017

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$25,792.00	\$25,792.00	\$0.00	\$283,712.00	\$283,712.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(968.00)	(968.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(4,576.00)	(4,576.00)	0.00
5210 LATE FEE CHARGE	0.00	70.00	70.00	0.00	630.00	630.00
5220 COLLECTION COST REC	300.00	467.00	167.00	3,300.00	1,210.00	(2,090.00)
5245 INTEREST INCOME	0.00	0.22	0.22	0.00	5.96	5.96
5255 MISC INCOME	0.00	50.00	50.00	0.00	50.00	50.00
5450 TRANSFERS TO RESERVE	(4,122.00)	(4,122.00)	0.00	(45,342.00)	(45,342.00)	0.00
<b>TOTAL INCOME</b>	<b>21,466.00</b>	<b>21,753.22</b>	<b>287.22</b>	<b>236,126.00</b>	<b>234,721.96</b>	<b>(1,404.04)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,040.00	1,040.00	0.00	11,440.00	11,440.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	125.00	475.00
7045 LEGAL COLLECTIONS	300.00	548.00	(248.00)	3,300.00	1,129.00	2,171.00
7055 AUDIT FEES	0.00	0.00	0.00	300.00	250.00	50.00
7060 PRINTING & COPYING	25.00	355.30	(330.30)	275.00	1,166.26	(891.26)
7062 POSTAGE	30.00	20.79	9.21	330.00	202.00	128.00
7090 MISC ADMINISTRATIVE	100.00	122.00	(22.00)	1,100.00	1,402.00	(302.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,495.00</b>	<b>2,086.09</b>	<b>(591.09)</b>	<b>17,345.00</b>	<b>15,714.26</b>	<b>1,630.74</b>
7130 INSURANCE	3,580.00	3,550.03	29.97	38,420.00	43,874.28	(5,454.28)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>3,580.00</b>	<b>3,550.03</b>	<b>29.97</b>	<b>38,420.00</b>	<b>43,874.28</b>	<b>(5,454.28)</b>
7230 BLDG MAINT & SUPPLIE	300.00	325.00	(25.00)	3,300.00	2,019.92	1,280.08
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	2,300.00	0.00	2,300.00
7270 ROOF REPAIRS	0.00	335.00	(335.00)	250.00	570.00	(320.00)
7290 OTHER BUILDING MAINT	50.00	0.00	50.00	300.00	6,368.50	(6,068.50)
<b>TOTAL BUILDING MAINT</b>	<b>350.00</b>	<b>660.00</b>	<b>(310.00)</b>	<b>6,150.00</b>	<b>8,958.42</b>	<b>(2,808.42)</b>
7320 ELECTRIC	76.00	72.61	3.39	836.00	654.21	181.79
7370 WATER/SEWER	6,738.00	7,514.79	(776.79)	87,518.00	87,029.01	488.99
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	12,650.00	12,439.00	211.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>TOTAL UTILITIES</b>	7,964.00	8,736.40	(772.40)	106,539.00	105,616.50	922.50
7410 LANDSCAPE MAINT	0.00	0.00	0.00	1,000.00	4,850.00	(3,850.00)
7415 LANDSCAPE CONTRACT	2,440.00	2,435.00	5.00	26,840.00	26,670.00	170.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	3,475.00	3,120.00	355.00
7440 SPRINKLER SYS MAINT	0.00	71.00	(71.00)	3,150.00	7,870.00	(4,720.00)
7526 PEST CONTROL	0.00	185.00	(185.00)	750.00	1,270.00	(520.00)
7630 SNOW REMOVAL	4,000.00	0.00	4,000.00	31,000.00	13,379.00	17,621.00
7690 MISC LANDSCAPE	200.00	0.00	200.00	2,200.00	2,767.68	(567.68)
<b>TOTAL GROUNDS MAINT</b>	6,640.00	2,691.00	3,949.00	68,415.00	59,926.68	8,488.32
<b>TOTAL EXPENSES</b>	20,029.00	17,723.52	2,305.48	236,869.00	234,090.14	2,778.86
<b>NET PROFIT/LOSS</b>	1,437.00	4,029.70	2,592.70	(743.00)	631.82	1,374.82

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVES	4,122.00	4,122.00	0.00	45,342.00	45,342.00	0.00
9350 INTEREST INCOME	0.00	15.53	15.53	0.00	123.38	123.38
<b>TOTAL REVENUE</b>	<b>4,122.00</b>	<b>4,137.53</b>	<b>15.53</b>	<b>45,342.00</b>	<b>45,465.38</b>	<b>123.38</b>
<b>EXPENSE</b>						
9563 LANDSCAPE	0.00	0.00	0.00	0.00	3,250.00	(3,250.00)
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,250.00</b>	<b>(3,250.00)</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>4,122.00</b>	<b>4,137.53</b>	<b>15.53</b>	<b>45,342.00</b>	<b>42,215.38</b>	<b>(3,126.62)</b>

**AP Check Register**

**Creekside Townhomes**

**Date Range : 11/1/2017 To 11/30/2017 For Cash Account 1**

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001770	11/07/2017	ADA	Adams Roofing	02586	19667a	11/07/2017	335.00	0.00	335.00	335.00
001771	11/07/2017	ANI2	Linda Scharlemann	02587	57600	11/07/2017	185.00	0.00	185.00	185.00
001772	11/07/2017	CRE	Creekside Townhome Assoc	02517	RESERVES	11/26/2017	4,122.00	0.00	4,122.00	4,122.00
001773	11/07/2017	HAM	Hampden Press	02588	163069	11/07/2017	330.05	0.00	330.05	330.05
001774	11/07/2017	HIG	High Country Painting	02589	102017	11/07/2017	325.00	0.00	325.00	325.00
001775	11/07/2017	IREA	IREA	02590	crt	11/07/2017	72.61	0.00	72.61	72.61
001776	11/07/2017	JOH	Tobey & Johnston	02591	c0424	11/07/2017	386.00	0.00	386.00	386.00
001777	11/07/2017	PER	Perennial Lawn	02592	2017066	11/07/2017	2,506.00	0.00	2,506.00	2,506.00
001778	11/07/2017	WAS	Waste Management	02593	1785	11/07/2017	1,149.00	0.00	1,149.00	1,149.00
001779	11/13/2017	PAR	Parker Water & Sanitation	02594	crt	11/13/2017	7,514.79	0.00	7,514.79	7,514.79
<b>Cash Account 1 Totals</b>							<b>16,925.45</b>	<b>0.00</b>	<b>16,925.45</b>	<b>16,925.45</b>
<b>Property/Company Totals for</b>			<b>Creekside Townhomes</b>				<b>16,925.45</b>	<b>0.00</b>	<b>16,925.45</b>	<b>16,925.45</b>