

CREEKSIDE TOWNHOME ASSOCIATION

AS OF DECEMBER 31, 2017

ASSETS

CASH

1012 CASH-US BANK	19,547.51
1022 RES-US BANK MM	131,956.38
1023 RES-M CD DUE 12/2017	250,000.00
1024 RES-M CD DUE 6/2019	180,464.77

TOTAL CASH

581,968.66

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	4,645.50
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	35,000.00
1135 PREPAID INSURANCE	763.00

TOTAL RECEIVABLES

49,382.73

TOTAL ASSETS

631,351.39

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	5,835.39
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	35,000.00

TOTAL LIABILITIES

51,235.39

EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	50,109.32
2941 CURRENT EARNINGS	(50,109.32)
2950 RESERVE FUND-PRIOR	548,930.05
2955 RESERVE FUND-CURRENT	46,353.86
2960 OPERATING FUND-PRIOR	(51,041.37)
2965 OPERATING FD-CURRENT	3,755.46

TOTAL EQUITY

580,116.00

TOT LIABILITY AND EQUITY

631,351.39

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF DECEMBER 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	\$309,504.00	\$309,504.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(1,056.00)	(1,056.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(4,992.00)	(4,992.00)	0.00
5210 LATE FEE CHARGE	0.00	120.00	120.00	0.00	750.00	750.00
5220 COLLECTION COST REC	300.00	6.00	(294.00)	3,600.00	1,216.00	(2,384.00)
5245 INTEREST INCOME	0.00	0.41	0.41	0.00	6.37	6.37
5255 MISC INCOME	0.00	(50.00)	(50.00)	0.00	0.00	0.00
5450 TRANSFERS TO RESERVE	(4,122.00)	(4,122.00)	0.00	(49,464.00)	(49,464.00)	0.00
TOTAL INCOME	21,466.00	21,242.41	(223.59)	257,592.00	255,964.37	(1,627.63)
EXPENSES						
7030 MANAGEMENT FEES	1,040.00	1,040.00	0.00	12,480.00	12,480.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	125.00	475.00
7045 LEGAL COLLECTIONS	300.00	87.00	213.00	3,600.00	1,216.00	2,384.00
7055 AUDIT FEES	0.00	0.00	0.00	300.00	250.00	50.00
7060 PRINTING & COPYING	725.00	587.95	137.05	1,000.00	1,754.21	(754.21)
7062 POSTAGE	30.00	21.25	8.75	360.00	223.25	136.75
7090 MISC ADMINISTRATIVE	100.00	122.00	(22.00)	1,200.00	1,524.00	(324.00)
TOTAL ADMINISTRATIVE	2,195.00	1,858.20	336.80	19,540.00	17,572.46	1,967.54
7130 INSURANCE	3,580.00	3,550.04	29.96	42,000.00	47,424.32	(5,424.32)
TOTAL TAXES & INSURANCE	3,580.00	3,550.04	29.96	42,000.00	47,424.32	(5,424.32)
7230 BLDG MAINT & SUPPLIE	300.00	225.00	75.00	3,600.00	2,244.92	1,355.08
7260 GUTTER MAINTENANCE	0.00	1,501.02	(1,501.02)	2,300.00	1,501.02	798.98
7270 ROOF REPAIRS	50.00	225.00	(175.00)	300.00	795.00	(495.00)
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	300.00	6,368.50	(6,068.50)
TOTAL BUILDING MAINT	350.00	1,951.02	(1,601.02)	6,500.00	10,909.44	(4,409.44)
7320 ELECTRIC	76.00	143.67	(67.67)	912.00	797.88	114.12
7370 WATER/SEWER	6,732.00	5,903.84	828.16	94,250.00	92,932.85	1,317.15
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	13,800.00	13,588.00	212.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL UTILITIES	7,958.00	7,196.51	761.49	114,497.00	112,813.01	1,683.99
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	29,280.00	29,105.00	175.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	3,475.00	3,120.00	355.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	3,150.00	7,870.00	(4,720.00)
7526 PEST CONTROL	0.00	0.00	0.00	750.00	1,270.00	(520.00)
7630 SNOW REMOVAL	4,000.00	100.00	3,900.00	35,000.00	13,479.00	21,521.00
7690 MISC LANDSCAPE	200.00	1,028.00	(828.00)	2,400.00	3,795.68	(1,395.68)
TOTAL GROUNDS MAINT	6,640.00	3,563.00	3,077.00	75,055.00	63,489.68	11,565.32
TOTAL EXPENSES	20,723.00	18,118.77	2,604.23	257,592.00	252,208.91	5,383.09
NET PROFIT/LOSS	743.00	3,123.64	2,380.64	0.00	3,755.46	3,755.46

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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	4,122.00	4,122.00	0.00	49,464.00	49,464.00	0.00
9350 INTEREST INCOME	0.00	16.48	16.48	0.00	139.86	139.86
TOTAL REVENUE	4,122.00	4,138.48	16.48	49,464.00	49,603.86	139.86
EXPENSE						
9563 LANDSCAPE	0.00	0.00	0.00	0.00	3,250.00	(3,250.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	3,250.00	(3,250.00)
EXCESS/LOSS OF RESERVES	4,122.00	4,138.48	16.48	49,464.00	46,353.86	(3,110.14)

AP Check Register

Creekside Townhomes

Date Range : 12/1/2017 To 12/31/2017 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001780	12/14/2017	ADA	Adams Roofing	02595	19693a	12/14/2017	225.00	0.00	225.00	225.00
001781	12/14/2017	CRE	Creekside Townhome Assoc	02518	RESERVES	12/26/2017	4,122.00	0.00	4,122.00	4,122.00
001782	12/14/2017	HIG	High Country Painting	02596	19693c	12/14/2017	225.00	0.00	225.00	225.00
001783	12/14/2017	IREA	IREA	02597	236034	12/14/2017	143.67	0.00	143.67	143.67
001784	12/14/2017	JOH	Tobey & Johnston	02598	c0424	12/14/2017	6.00	0.00	6.00	6.00
001785	12/14/2017	PAR	Parker Water & Sanitation	02599	141189	12/14/2017	5,903.84	0.00	5,903.84	5,903.84
001786	12/14/2017	WAS	Waste Management	02600	1788	12/14/2017	1,149.00	0.00	1,149.00	1,149.00
001787	12/14/2017	WIS	Mark Wiseman	02601	11180	12/14/2017	1,501.02	0.00	1,501.02	1,501.02
001788	12/19/2017	PER	Perennial Lawn	02602	2017067	12/19/2017	3,563.00	0.00	3,563.00	3,563.00
Cash Account 1 Totals							16,838.53	0.00	16,838.53	16,838.53
Property/Company Totals for			Creekside Townhomes				16,838.53	0.00	16,838.53	16,838.53