

CREEKSID TOWNHOME ASSOCIATION

AS OF MARCH 31, 2019

ASSETS

CASH

| | |
|--------------------------|------------|
| 1012 CASH-US BANK | 7,586.14 |
| 1022 RES-US BANK MM | 79,076.10 |
| 1024 RES-M CD DUE 6/2019 | 180,464.77 |

TOTAL CASH

267,127.01

ACCOUNTS RECEIVABLE

| | |
|-------------------------|-----------|
| 1110 DUES RECEIVABLE | 10,265.35 |
| 1115 ALLOW FOR BAD DEBT | 8,974.23 |
| 1130 DUE FROM OPERATING | 25,000.00 |

TOTAL RECEIVABLES

44,239.58

TOTAL ASSETS

311,366.59

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | |
|--------------------------|-----------|
| 2115 PREPAID ASSESSMENTS | 10,452.48 |
| 2180 COMCAST AGREEMENT | 10,400.00 |
| 2190 DUE TO RESERVES | 25,000.00 |

TOTAL LIABILITIES

45,852.48

EQUITY

| | |
|---------------------------|-------------|
| 2930 WORKING CAPITAL | 32,118.00 |
| 2940 CURRENT EARNINGS | (12,825.69) |
| 2941 CURRENT EARNINGS | 12,825.69 |
| 2950 RESERVE FUND-PRIOR | 292,206.52 |
| 2955 RESERVE FUND-CURRENT | (899.89) |
| 2960 OPERATING FUND-PRIOR | (45,984.72) |
| 2965 OPERATING FD-CURRENT | (11,925.80) |

TOTAL EQUITY

265,514.11

TOT LIABILITY AND EQUITY

311,366.59

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF MARCH 31, 2019
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|------------------------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|
| INCOME | | | | | | |
| 5110 ASSESSMENTS | \$28,392.00 | \$28,392.00 | \$0.00 | \$85,176.00 | \$85,176.00 | \$0.00 |
| 5113 LIGHTING REIMB | (88.00) | (88.00) | 0.00 | (264.00) | (264.00) | 0.00 |
| 5114 HEAT TAPE REIMB | (780.00) | (780.00) | 0.00 | (2,340.00) | (2,340.00) | 0.00 |
| 5210 LATE FEE CHARGE | 0.00 | 70.00 | 70.00 | 0.00 | 90.00 | 90.00 |
| 5220 COLLECTION COST REC | 200.00 | 393.00 | 193.00 | 600.00 | 2,378.00 | 1,778.00 |
| 5245 INTEREST INCOME | 0.00 | 1.38 | 1.38 | 0.00 | 4.82 | 4.82 |
| 5450 TRANSFERS TO RESERVE | (4,538.00) | (4,538.00) | 0.00 | (13,614.00) | (13,614.00) | 0.00 |
| TOTAL INCOME | 23,186.00 | 23,450.38 | 264.38 | 69,558.00 | 71,430.82 | 1,872.82 |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 1,144.00 | 1,144.00 | 0.00 | 3,432.00 | 3,432.00 | 0.00 |
| 7040 LEGAL FEES | 0.00 | 0.00 | 0.00 | 0.00 | 84.00 | (84.00) |
| 7045 LEGAL COLLECTIONS | 200.00 | 393.00 | (193.00) | 600.00 | 2,378.00 | (1,778.00) |
| 7060 PRINTING & COPYING | 70.00 | 310.82 | (240.82) | 210.00 | 357.32 | (147.32) |
| 7062 POSTAGE | 25.00 | 25.06 | (0.06) | 75.00 | 66.85 | 8.15 |
| 7090 MISC ADMINISTRATIVE | 125.00 | 132.00 | (7.00) | 375.00 | 431.00 | (56.00) |
| TOTAL ADMINISTRATIVE | 1,564.00 | 2,004.88 | (440.88) | 4,692.00 | 6,749.17 | (2,057.17) |
| 7130 INSURANCE | 11,790.00 | 12,413.00 | (623.00) | 11,790.00 | 12,413.00 | (623.00) |
| TOTAL TAXES & INSURANCE | 11,790.00 | 12,413.00 | (623.00) | 11,790.00 | 12,413.00 | (623.00) |
| 7230 BLDG MAINT & SUPPLIE | 250.00 | 0.00 | 250.00 | 750.00 | 0.00 | 750.00 |
| 7270 ROOF REPAIRS | 0.00 | 0.00 | 0.00 | 150.00 | 0.00 | 150.00 |
| 7290 OTHER BUILDING MAINT | 80.00 | 0.00 | 80.00 | 240.00 | 0.00 | 240.00 |
| TOTAL BUILDING MAINT | 330.00 | 0.00 | 330.00 | 1,140.00 | 0.00 | 1,140.00 |
| 7320 ELECTRIC | 70.00 | 11.43 | 58.57 | 210.00 | 155.70 | 54.30 |
| 7370 WATER/SEWER | 6,410.00 | 7,440.12 | (1,030.12) | 19,230.00 | 22,844.32 | (3,614.32) |
| 7371 STORMWATER | 0.00 | 0.00 | 0.00 | 5,808.00 | 5,845.47 | (37.47) |
| 7380 TRASH REMOVAL | 1,266.00 | 1,390.24 | (124.24) | 3,798.00 | 4,185.96 | (387.96) |
| TOTAL UTILITIES | 7,746.00 | 8,841.79 | (1,095.79) | 29,046.00 | 33,031.45 | (3,985.45) |
| 7415 LANDSCAPE CONTRACT | 2,818.00 | 2,818.00 | 0.00 | 8,454.00 | 8,198.00 | 256.00 |
| 7440 SPRINKLER SYS MAINT | 815.00 | 0.00 | 815.00 | 815.00 | 0.00 | 815.00 |
| 7526 PEST CONTROL | 0.00 | 755.00 | (755.00) | 0.00 | 940.00 | (940.00) |

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AS OF MARCH 31, 2019
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|----------------------------|------------|------------|----------------|------------|-------------|--------------|
| 7630 SNOW REMOVAL | 5,750.00 | 6,008.00 | (258.00) | 17,250.00 | 22,025.00 | (4,775.00) |
| 7690 MISC LANDSCAPE | 200.00 | 0.00 | 200.00 | 600.00 | 0.00 | 600.00 |
| TOTAL GROUNDS MAINT | 9,583.00 | 9,581.00 | 2.00 | 27,119.00 | 31,163.00 | (4,044.00) |
| TOTAL EXPENSES | 31,013.00 | 32,840.67 | (1,827.67) | 73,787.00 | 83,356.62 | (9,569.62) |
| NET PROFIT/LOSS | (7,827.00) | (9,390.29) | (1,563.29) | (4,229.00) | (11,925.80) | (7,696.80) |

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|--------------------------------|----------|----------|----------------|------------|------------|--------------|
| RESERVE REVENUE | | | | | | |
| 9200 TRANSFER TO RESERVES | 4,538.00 | 4,538.00 | 0.00 | 13,614.00 | 13,614.00 | 0.00 |
| 9350 INTEREST INCOME | 0.00 | 32.45 | 32.45 | 0.00 | 83.11 | 83.11 |
| TOTAL REVENUE | 4,538.00 | 4,570.45 | 32.45 | 13,614.00 | 13,697.11 | 83.11 |
| EXPENSE | | | | | | |
| 9559 PAINTING | 0.00 | 0.00 | 0.00 | 0.00 | (8,903.00) | 8,903.00 |
| 9562 MAJOR PRUNE | 0.00 | 0.00 | 0.00 | 0.00 | 23,500.00 | (23,500.00) |
| TOTAL EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 14,597.00 | (14,597.00) |
| EXCESS/LOSS OF RESERVES | 4,538.00 | 4,570.45 | 32.45 | 13,614.00 | (899.89) | (14,513.89) |