

## CREEKSIDE TOWNHOME ASSOCIATION

AS OF MAY 31, 2017

## ASSETS

## CASH

1012 CASH-US BANK	19,525.37
1022 RES-US BANK MM	105,247.19
1023 RES-M CD DUE 12/2017	250,000.00
1024 RES-M CD DUE 6/2019	180,464.77

## TOTAL CASH

555,237.33

## ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	3,783.66
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	36,000.00
1135 PREPAID INSURANCE	763.00

## TOTAL RECEIVABLES

49,520.89

## TOTAL ASSETS

604,758.22

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	9,055.39
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	36,000.00

## TOTAL LIABILITIES

55,455.39

## EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	19,296.15
2941 CURRENT EARNINGS	(19,296.15)
2950 RESERVE FUND-PRIOR	548,930.05
2955 RESERVE FUND-CURRENT	20,644.67
2960 OPERATING FUND-PRIOR	(51,041.37)
2965 OPERATING FD-CURRENT	(1,348.52)

## TOTAL EQUITY

549,302.83

## TOT LIABILITY AND EQUITY

604,758.22

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report  
AS OF MAY 31, 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	\$128,960.00	\$128,960.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(440.00)	(440.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(2,080.00)	(2,080.00)	0.00
5210 LATE FEE CHARGE	0.00	160.00	160.00	0.00	260.00	260.00
5220 COLLECTION COST REC	300.00	162.00	(138.00)	1,500.00	254.00	(1,246.00)
5245 INTEREST INCOME	0.00	0.40	0.40	0.00	3.65	3.65
5450 TRANSFERS TO RESERVE	(4,122.00)	(4,122.00)	0.00	(20,610.00)	(20,610.00)	0.00
<b>TOTAL INCOME</b>	<b>21,466.00</b>	<b>21,488.40</b>	<b>22.40</b>	<b>107,330.00</b>	<b>106,347.65</b>	<b>(982.35)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,040.00	1,040.00	0.00	5,200.00	5,200.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	300.00	125.00	175.00
7045 LEGAL COLLECTIONS	300.00	0.00	300.00	1,500.00	92.00	1,408.00
7055 AUDIT FEES	0.00	0.00	0.00	300.00	0.00	300.00
7060 PRINTING & COPYING	25.00	2.10	22.90	125.00	675.21	(550.21)
7062 POSTAGE	30.00	11.67	18.33	150.00	89.66	60.34
7090 MISC ADMINISTRATIVE	100.00	122.00	(22.00)	500.00	645.00	(145.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,495.00</b>	<b>1,175.77</b>	<b>319.23</b>	<b>8,075.00</b>	<b>6,826.87</b>	<b>1,248.13</b>
7130 INSURANCE	3,580.00	3,557.03	22.97	16,940.00	26,124.13	(9,184.13)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>3,580.00</b>	<b>3,557.03</b>	<b>22.97</b>	<b>16,940.00</b>	<b>26,124.13</b>	<b>(9,184.13)</b>
7230 BLDG MAINT & SUPPLIE	300.00	674.03	(374.03)	1,500.00	887.92	612.08
7260 GUTTER MAINTENANCE	600.00	0.00	600.00	600.00	0.00	600.00
7270 ROOF REPAIRS	0.00	0.00	0.00	100.00	0.00	100.00
7290 OTHER BUILDING MAINT	50.00	1,297.00	(1,247.00)	150.00	1,545.50	(1,395.50)
<b>TOTAL BUILDING MAINT</b>	<b>950.00</b>	<b>1,971.03</b>	<b>(1,021.03)</b>	<b>2,350.00</b>	<b>2,433.42</b>	<b>(83.42)</b>
7320 ELECTRIC	76.00	0.00	76.00	360.00	220.20	159.80
7370 WATER/SEWER	6,738.00	6,704.21	33.79	33,690.00	33,116.11	573.89
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	5,750.00	5,545.00	205.00

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report  
AS OF MAY 31, 2017

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>TOTAL UTILITIES</b>	7,964.00	7,853.21	110.79	45,355.00	44,375.59	979.41
7410 LANDSCAPE MAINT	250.00	0.00	250.00	500.00	0.00	500.00
7415 LANDSCAPE CONTRACT	2,440.00	2,435.00	5.00	12,200.00	12,060.00	140.00
7430 TREE/SHRUB INSTALL	300.00	0.00	300.00	3,175.00	0.00	3,175.00
7440 SPRINKLER SYS MAINT	450.00	1,314.00	(864.00)	1,350.00	1,314.00	36.00
7526 PEST CONTROL	125.00	485.00	(360.00)	250.00	485.00	(235.00)
7630 SNOW REMOVAL	0.00	2,206.00	(2,206.00)	24,000.00	12,746.00	11,254.00
7690 MISC LANDSCAPE	200.00	780.46	(580.46)	1,000.00	1,331.16	(331.16)
<b>TOTAL GROUNDS MAINT</b>	3,765.00	7,220.46	(3,455.46)	42,475.00	27,936.16	14,538.84
<b>TOTAL EXPENSES</b>	17,754.00	21,777.50	(4,023.50)	115,195.00	107,696.17	7,498.83
<b>NET PROFIT/LOSS</b>	3,712.00	(289.10)	(4,001.10)	(7,865.00)	(1,348.52)	6,516.48

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report  
AS OF MAY 31, 2017

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	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	20,610.00	20,610.00	0.00
9350 INTEREST INCOME	0.00	13.15	13.15	0.00	34.67	34.67
<b>TOTAL REVENUE</b>	<b>4,122.00</b>	<b>4,135.15</b>	<b>13.15</b>	<b>20,610.00</b>	<b>20,644.67</b>	<b>34.67</b>
<b>EXPENSE</b>						
<b>RESERVE EXPENSE</b>						
<b>EXCESS/LOSS OF RESERVES</b>	<b>4,122.00</b>	<b>4,135.15</b>	<b>13.15</b>	<b>20,610.00</b>	<b>20,644.67</b>	<b>34.67</b>

**AP Check Register**

**Creekside Townhomes**

**Date Range : 5/1/2017 To 5/31/2017 For Cash Account 1**

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001723	05/10/2017	ADA	Adams Roofing	02543	19416	05/10/2017	1,297.00	0.00	1,297.00	1,297.00
001724	05/10/2017	ANI2	Linda Scharlemann	02544	57451	05/10/2017	485.00	0.00	485.00	485.00
001725	05/10/2017	CRE	Creekside Townhome Assoc	02511	RESERVES	05/26/2017	4,122.00	0.00	4,122.00	4,122.00
001726	05/10/2017	PER	Perennial Lawn	02545	2017060	05/10/2017	6,205.00	0.00	6,205.00	6,205.00
001727	05/10/2017	WAS	Waste Management	02546	1786	05/10/2017	1,149.00	0.00	1,149.00	1,149.00
001728	05/10/2017	WAT	Randy Watt	02547	73165	05/10/2017	530.46	0.00	530.46	530.46
001729	05/10/2017	WIS	Mark Wiseman	02548	11149	05/10/2017	674.03	0.00	674.03	674.03
001730	05/12/2017	PAR	Parker Water & Sanitation	02549	141189	05/12/2017	6,704.21	0.00	6,704.21	6,704.21
001731	05/15/2017	WES4	WestGUARD Ins Co	02550	6634	05/15/2017	3,557.03	0.00	3,557.03	3,557.03
<b>Cash Account 1 Totals</b>							<b>24,723.73</b>	<b>0.00</b>	<b>24,723.73</b>	<b>24,723.73</b>
<b>Property/Company Totals for</b>			<b>Creekside Townhomes</b>				<b>24,723.73</b>	<b>0.00</b>	<b>24,723.73</b>	<b>24,723.73</b>