

CREEKSIDE TOWNHOME ASSOCIATION

AS OF SEPTEMBER 30, 2018

ASSETS

CASH

1012 CASH-US BANK	9,585.96	
1022 RES-US BANK MM	76,725.28	
1024 RES-M CD DUE 6/2019	180,464.77	
		<u>266,776.01</u>
TOTAL CASH		

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	7,998.20	
1115 ALLOW FOR BAD DEBT	8,974.23	
1130 DUE FROM OPERATING	35,000.00	
		<u>51,972.43</u>
TOTAL RECEIVABLES		

TOTAL ASSETS

318,748.44

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	6,852.39	
2180 COMCAST AGREEMENT	10,400.00	
2190 DUE TO RESERVES	35,000.00	
		<u>52,252.39</u>
TOTAL LIABILITIES		

EQUITY

2930 WORKING CAPITAL	32,118.00	
2940 CURRENT EARNINGS	(312,856.95)	
2941 CURRENT EARNINGS	312,856.95	
2950 RESERVE FUND-PRIOR	595,283.91	
2955 RESERVE FUND-CURRENT	(305,231.10)	
2960 OPERATING FUND-PRIOR	(48,048.91)	
2965 OPERATING FD-CURRENT	(7,625.85)	
		<u>266,496.05</u>
TOTAL EQUITY		

TOT LIABILITY AND EQUITY

318,748.44

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF SEPTEMBER 30, 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	\$243,360.00	\$243,360.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(792.00)	(792.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(3,744.00)	(3,744.00)	0.00
5210 LATE FEE CHARGE	0.00	0.00	0.00	0.00	530.00	530.00
5215 NSF FEE	0.00	0.00	0.00	0.00	20.00	20.00
5220 COLLECTION COST REC	150.00	444.20	294.20	1,350.00	2,335.40	985.40
5245 INTEREST INCOME	0.00	0.56	0.56	0.00	14.29	14.29
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(40,842.00)	(40,842.00)	0.00
TOTAL INCOME	22,148.00	22,442.76	294.76	199,332.00	200,881.69	1,549.69
EXPENSES						
7030 MANAGEMENT FEES	1,144.00	1,144.00	0.00	10,296.00	10,296.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	112.00	488.00
7045 LEGAL COLLECTIONS	150.00	834.20	(684.20)	1,350.00	2,445.40	(1,095.40)
7055 AUDIT FEES	0.00	0.00	0.00	300.00	0.00	300.00
7060 PRINTING & COPYING	55.00	27.80	27.20	495.00	783.67	(288.67)
7062 POSTAGE	25.00	19.85	5.15	225.00	249.35	(24.35)
7090 MISC ADMINISTRATIVE	125.00	152.00	(27.00)	1,125.00	1,248.00	(123.00)
TOTAL ADMINISTRATIVE	1,499.00	2,177.85	(678.85)	14,391.00	15,134.42	(743.42)
7130 INSURANCE	3,905.00	4,209.94	(304.94)	34,080.00	35,501.20	(1,421.20)
TOTAL TAXES & INSURANCE	3,905.00	4,209.94	(304.94)	34,080.00	35,501.20	(1,421.20)
7230 BLDG MAINT & SUPPLIE	250.00	812.21	(562.21)	2,250.00	1,451.70	798.30
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	1,100.00	0.00	1,100.00
7270 ROOF REPAIRS	0.00	0.00	0.00	200.00	560.00	(360.00)
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	720.00	7,760.81	(7,040.81)
TOTAL BUILDING MAINT	330.00	812.21	(482.21)	4,270.00	9,772.51	(5,502.51)
7320 ELECTRIC	70.00	72.73	(2.73)	630.00	602.04	27.96
7370 WATER/SEWER	9,418.00	10,259.77	(841.77)	71,362.00	72,732.31	(1,370.31)
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)	10,845.00	10,855.80	(10.80)
TOTAL UTILITIES	10,693.00	11,538.70	(845.70)	88,442.00	89,856.13	(1,414.13)

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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7410 LANDSCAPE MAINT	0.00	300.00	(300.00)	2,000.00	9,843.00	(7,843.00)
7415 LANDSCAPE CONTRACT	2,562.00	2,562.00	0.00	23,058.00	22,931.00	127.00
7430 TREE/SHRUB INSTALL	0.00	185.00	(185.00)	3,475.00	585.00	2,890.00
7440 SPRINKLER SYS MAINT	600.00	853.00	(253.00)	4,200.00	7,111.00	(2,911.00)
7526 PEST CONTROL	145.00	290.00	(145.00)	870.00	1,415.00	(545.00)
7630 SNOW REMOVAL	0.00	0.00	0.00	24,000.00	14,776.00	9,224.00
7690 MISC LANDSCAPE	200.00	55.00	145.00	1,800.00	1,582.28	217.72
TOTAL GROUNDS MAINT	3,507.00	4,245.00	(738.00)	59,403.00	58,243.28	1,159.72
TOTAL EXPENSES	19,934.00	22,983.70	(3,049.70)	200,586.00	208,507.54	(7,921.54)
NET PROFIT/LOSS	2,214.00	(540.94)	(2,754.94)	(1,254.00)	(7,625.85)	(6,371.85)

CREEKSID TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF SEPTEMBER 30, 2018

PREPARED BY
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	40,842.00	40,842.00	0.00
9350 INTEREST INCOME	0.00	30.52	30.52	0.00	1,295.21	1,295.21
TOTAL REVENUE	4,538.00	4,568.52	30.52	40,842.00	42,137.21	1,295.21
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)
9567 HEAT TAPE	0.00	0.00	0.00	0.00	5,850.00	(5,850.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	347,368.31	(347,368.31)
EXCESS/LOSS OF RESERVES	4,538.00	4,568.52	30.52	40,842.00	(305,231.10)	(346,073.10)

AP Check Register

CRT - Creekside Townhomes

Date Range : 9/1/2018 To 9/30/2018 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001855	09/12/2018	ANI2	Linda Scharlemann	02683	57796	09/12/2018	290.00	0.00	290.00	290.00
001856	09/12/2018	CRE	Creekside Townhome Assoc	02618	reserves	09/22/2018	4,538.00	0.00	4,538.00	4,538.00
001857	09/12/2018	JOH	Tobey & Johnston	02684	c0424	09/12/2018	652.20	0.00	652.20	652.20
001858	09/12/2018	PER	Perennial Lawn	02685	201830	09/12/2018	3,955.00	0.00	3,955.00	3,955.00
001859	09/12/2018	WAS	Waste Management	02686	1781	09/12/2018	1,206.20	0.00	1,206.20	1,206.20
001860	09/12/2018	WIS	Mark Wiseman	02687	11214	09/12/2018	812.21	0.00	812.21	812.21
001861	09/14/2018	PAR	Parker Water & Sanitation	02688	141189	09/14/2018	10,259.77	0.00	10,259.77	10,259.77
Cash Account 1 Totals							21,713.38	0.00	21,713.38	21,713.38
Property/Company Totals for Creekside Townhomes							21,713.38	0.00	21,713.38	21,713.38