

CREEKSIDE TOWNHOME ASSOCIATION

AS OF APRIL 30, 2017

ASSETS

CASH

1012 CASH-US BANK	17,535.01
1022 RES-US BANK MM	101,112.04
1023 RES-M CD DUE 12/2017	250,000.00
1024 RES-M CD DUE 6/2019	180,464.77

TOTAL CASH

549,111.82

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	4,974.12
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	36,000.00
1135 PREPAID INSURANCE	763.00

TOTAL RECEIVABLES

50,711.35

TOTAL ASSETS

599,823.17

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	7,966.39
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	36,000.00

TOTAL LIABILITIES

54,366.39

EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	15,450.10
2941 CURRENT EARNINGS	(15,450.10)
2950 RESERVE FUND-PRIOR	548,930.05
2955 RESERVE FUND-CURRENT	16,509.52
2960 OPERATING FUND-PRIOR	(51,041.37)
2965 OPERATING FD-CURRENT	(1,059.42)

TOTAL EQUITY

545,456.78

TOT LIABILITY AND EQUITY

599,823.17

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF APRIL 30, 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	\$103,168.00	\$103,168.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(352.00)	(352.00)	0.00
5114 HEAT TAPE REIMB	(416.00)	(416.00)	0.00	(1,664.00)	(1,664.00)	0.00
5210 LATE FEE CHARGE	0.00	50.00	50.00	0.00	100.00	100.00
5220 COLLECTION COST REC	300.00	0.00	(300.00)	1,200.00	92.00	(1,108.00)
5245 INTEREST INCOME	0.00	0.76	0.76	0.00	3.25	3.25
5450 TRANSFERS TO RESERVE	(4,122.00)	(4,122.00)	0.00	(16,488.00)	(16,488.00)	0.00
TOTAL INCOME	21,466.00	21,216.76	(249.24)	85,864.00	84,859.25	(1,004.75)
EXPENSES						
7030 MANAGEMENT FEES	1,040.00	1,040.00	0.00	4,160.00	4,160.00	0.00
7040 LEGAL FEES	300.00	0.00	300.00	300.00	125.00	175.00
7045 LEGAL COLLECTIONS	300.00	0.00	300.00	1,200.00	92.00	1,108.00
7055 AUDIT FEES	300.00	0.00	300.00	300.00	0.00	300.00
7060 PRINTING & COPYING	25.00	199.72	(174.72)	100.00	673.11	(573.11)
7062 POSTAGE	30.00	22.17	7.83	120.00	77.99	42.01
7090 MISC ADMINISTRATIVE	100.00	122.00	(22.00)	400.00	523.00	(123.00)
TOTAL ADMINISTRATIVE	2,095.00	1,383.89	711.11	6,580.00	5,651.10	928.90
7130 INSURANCE	3,580.00	13,123.78	(9,543.78)	13,360.00	22,567.10	(9,207.10)
TOTAL TAXES & INSURANCE	3,580.00	13,123.78	(9,543.78)	13,360.00	22,567.10	(9,207.10)
7230 BLDG MAINT & SUPPLIE	300.00	0.00	300.00	1,200.00	213.89	986.11
7270 ROOF REPAIRS	50.00	0.00	50.00	100.00	0.00	100.00
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	100.00	248.50	(148.50)
TOTAL BUILDING MAINT	350.00	0.00	350.00	1,400.00	462.39	937.61
7320 ELECTRIC	76.00	75.67	0.33	304.00	220.20	83.80
7370 WATER/SEWER	6,738.00	13,767.36	(7,029.36)	26,952.00	26,411.90	540.10
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	4,600.00	4,396.00	204.00
TOTAL UTILITIES	7,964.00	14,992.03	(7,028.03)	37,391.00	36,522.38	868.62

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7410 LANDSCAPE MAINT	250.00	0.00	250.00	250.00	0.00	250.00
7415 LANDSCAPE CONTRACT	2,440.00	4,870.00	(2,430.00)	9,760.00	9,625.00	135.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	2,875.00	0.00	2,875.00
7440 SPRINKLER SYS MAINT	450.00	0.00	450.00	900.00	0.00	900.00
7526 PEST CONTROL	125.00	0.00	125.00	125.00	0.00	125.00
7630 SNOW REMOVAL	6,750.00	174.00	6,576.00	24,000.00	10,540.00	13,460.00
7690 MISC LANDSCAPE	200.00	465.70	(265.70)	800.00	550.70	249.30
TOTAL GROUNDS MAINT	10,215.00	5,509.70	4,705.30	38,710.00	20,715.70	17,994.30
TOTAL EXPENSES	24,204.00	35,009.40	(10,805.40)	97,441.00	85,918.67	11,522.33
NET PROFIT/LOSS	(2,738.00)	(13,792.64)	(11,054.64)	(11,577.00)	(1,059.42)	10,517.58

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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	16,488.00	16,488.00	0.00
9350 INTEREST INCOME	0.00	8.57	8.57	0.00	21.52	21.52
TOTAL REVENUE	4,122.00	4,130.57	8.57	16,488.00	16,509.52	21.52
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	4,122.00	4,130.57	8.57	16,488.00	16,509.52	21.52

AP Check Register

Creekside Townhomes

Date Range : 4/1/2017 To 4/30/2017 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001713	04/12/2017	BER	WestGUARD Ins Co	02533	crbp836634	04/12/2017	13,023.78	0.00	13,023.78	13,023.78
001714	04/12/2017	CRE	Creekside Townhome Assoc	02510	RESERVES	04/26/2017	4,122.00	0.00	4,122.00	4,122.00
001715	04/12/2017	HAM	Hampden Press	02534	157250	04/12/2017	165.12	0.00	165.12	165.12
001716	04/12/2017	IREA	IREA	02535	crt	04/12/2017	144.49	0.00	144.49	144.49
001717	04/12/2017	MUT	Mutt Mitt	02536	148969	04/12/2017	465.70	0.00	465.70	465.70
001718	04/12/2017	PAR	Parker Water & Sanitation	02538	141189b	04/12/2017	6,623.33	0.00	6,623.33	6,623.33
001719	04/12/2017	PAR	Parker Water & Sanitation	02537	141189	04/12/2017	7,064.03	0.00	7,064.03	7,064.03
001720	04/12/2017	PAR5	Parker Douglas Insurance	02539	3603	04/12/2017	100.00	0.00	100.00	100.00
001721	04/12/2017	PER	Perennial Lawn	02540	2017058	04/12/2017	2,609.00	0.00	2,609.00	
				02541	2017059	04/12/2017	2,435.00	0.00	2,435.00	
Total for Check Number 001721							5,044.00	0.00	5,044.00	5,044.00
001722	04/12/2017	WAS	Waste Management	02542	1781	04/12/2017	1,149.00	0.00	1,149.00	1,149.00
Cash Account 1 Totals							37,901.45	0.00	37,901.45	37,901.45
Property/Company Totals for Creekside Townhomes							37,901.45	0.00	37,901.45	37,901.45