

## CREEKSIDE TOWNHOME ASSOCIATION

AS OF OCTOBER 31, 2020

## ASSETS

## CASH

1012 CASH-US BANK	22,596.17	
1022 RES-US BANK MM	297,758.00	
		<u>320,354.17</u>

## ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	3,904.00	
1115 ALLOW FOR BAD DEBT	8,974.23	
1130 DUE FROM OPERATING	46,500.00	
		<u>59,378.23</u>

<b>TOTAL ASSETS</b>		<u><u>379,732.40</u></u>
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## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	7,838.00	
2180 COMCAST AGREEMENT	7,280.00	
2190 DUE TO RESERVES	46,500.00	
		<u>61,618.00</u>

## EQUITY

2930 WORKING CAPITAL	32,118.00	
2940 CURRENT EARNINGS	44,249.13	
2941 CURRENT EARNINGS	(44,249.13)	
2950 RESERVE FUND-PRIOR	313,235.29	
2955 RESERVE FUND-CURRENT	37,788.47	
2960 OPERATING FUND-PRIOR	(71,488.02)	
2965 OPERATING FD-CURRENT	6,460.66	
		<u>318,114.40</u>

<b>TOT LIABILITY AND EQUITY</b>		<u><u>379,732.40</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report  
AS OF OCTOBER 31, 2020  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
<b>INCOME</b>							
5110 ASSESSMENTS	\$29,744.00	\$29,744.00	\$0.00	\$297,440.00	\$297,440.00	\$0.00	\$356,928.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(880.00)	(880.00)	0.00	(1,056.00)
5114 HEAT TAPE REIMB	(780.00)	(930.00)	(150.00)	(7,800.00)	(7,950.00)	(150.00)	(9,360.00)
5210 LATE FEE CHARGE	0.00	110.00	110.00	0.00	290.00	290.00	0.00
5220 COLLECTION COST REC	340.00	0.00	(340.00)	3,400.00	1,024.80	(2,375.20)	4,080.00
5245 INTEREST INCOME	0.00	0.25	0.25	0.00	2.34	2.34	0.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	375.00	375.00	0.00
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(45,380.00)	(45,380.00)	0.00	(54,456.00)
<b>TOTAL INCOME</b>	<u>24,678.00</u>	<u>24,298.25</u>	<u>(379.75)</u>	<u>246,780.00</u>	<u>244,922.14</u>	<u>(1,857.86)</u>	<u>296,136.00</u>
<b>EXPENSES</b>							
7030 MANAGEMENT FEES	1,248.00	1,248.00	0.00	12,480.00	12,480.00	0.00	14,976.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	0.00	600.00	600.00
7045 LEGAL COLLECTIONS	340.00	100.00	240.00	3,400.00	1,024.80	2,375.20	4,080.00
7055 AUDIT FEES	0.00	0.00	0.00	300.00	300.00	0.00	300.00
7060 PRINTING & COPYING	70.00	30.20	39.80	700.00	563.13	136.87	1,568.00
7062 POSTAGE	25.00	13.50	11.50	250.00	179.90	70.10	300.00
7090 MISC ADMINISTRATIVE	125.00	174.00	(49.00)	1,250.00	1,674.00	(424.00)	1,500.00
<b>TOTAL ADMINISTRATIVE</b>	<u>1,808.00</u>	<u>1,565.70</u>	<u>242.30</u>	<u>18,980.00</u>	<u>15,921.83</u>	<u>3,058.17</u>	<u>23,324.00</u>
7130 INSURANCE	4,935.00	4,430.62	504.38	45,995.00	35,446.90	10,548.10	55,865.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<u>4,935.00</u>	<u>4,430.62</u>	<u>504.38</u>	<u>45,995.00</u>	<u>35,446.90</u>	<u>10,548.10</u>	<u>55,865.00</u>
7230 BLDG MAINT & SUPPLIE	250.00	65.00	185.00	2,500.00	2,941.27	(441.27)	3,000.00
7260 GUTTER MAINTENANCE	1,200.00	0.00	1,200.00	2,300.00	0.00	2,300.00	2,300.00
7270 ROOF REPAIRS	150.00	0.00	150.00	750.00	2,660.00	(1,910.00)	900.00
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	800.00	2,875.00	(2,075.00)	960.00
<b>TOTAL BUILDING MAINT</b>	<u>1,680.00</u>	<u>65.00</u>	<u>1,615.00</u>	<u>6,350.00</u>	<u>8,476.27</u>	<u>(2,126.27)</u>	<u>7,160.00</u>
7320 ELECTRIC	74.00	71.73	2.27	740.00	643.26	96.74	885.00
7370 WATER/SEWER	7,400.00	10,893.18	(3,493.18)	86,400.00	90,154.47	(3,754.47)	101,200.00
7371 STORMWATER	0.00	0.00	0.00	6,080.00	6,092.19	(12.19)	6,080.00
7380 TRASH REMOVAL	1,450.00	1,449.26	0.74	14,500.00	14,611.46	(111.46)	17,400.00
<b>TOTAL UTILITIES</b>	<u>8,924.00</u>	<u>12,414.17</u>	<u>(3,490.17)</u>	<u>107,720.00</u>	<u>111,501.38</u>	<u>(3,781.38)</u>	<u>125,565.00</u>
7410 LANDSCAPE MAINT	0.00	515.00	(515.00)	2,000.00	4,130.00	(2,130.00)	2,000.00
7415 LANDSCAPE CONTRACT	2,931.00	2,931.00	0.00	29,310.00	29,197.00	113.00	35,172.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	300.00	3,412.00	(3,112.00)	300.00
7440 SPRINKLER SYS MAINT	0.00	160.00	(160.00)	3,480.00	5,547.20	(2,067.20)	3,480.00
7526 PEST CONTROL	0.00	0.00	0.00	870.00	1,105.00	(235.00)	870.00
7630 SNOW REMOVAL	3,000.00	0.00	3,000.00	34,000.00	21,796.50	12,203.50	40,000.00
7690 MISC LANDSCAPE	200.00	546.80	(346.80)	2,000.00	1,927.40	72.60	2,400.00

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	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
<b>TOTAL GROUNDS MAINT</b>	6,131.00	4,152.80	1,978.20	71,960.00	67,115.10	4,844.90	84,222.00
<b>TOTAL EXPENSES</b>	23,478.00	22,628.29	849.71	251,005.00	238,461.48	12,543.52	296,136.00
<b>NET PROFIT/LOSS</b>	1,200.00	1,669.96	469.96	(4,225.00)	6,460.66	10,685.66	0.00

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	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
<b>RESERVE REVENUE</b>							
9200 TRANSFER TO RESERVES	4,538.00	4,538.00	0.00	45,380.00	45,380.00	0.00	54,456.00
9268 COMCAST FEE	0.00	0.00	0.00	0.00	10,400.00	10,400.00	0.00
9350 INTEREST INCOME	0.00	2.49	2.49	0.00	112.47	112.47	0.00
<b>TOTAL REVENUE</b>	4,538.00	4,540.49	2.49	45,380.00	55,892.47	10,512.47	54,456.00
<b>EXPENSE</b>							
9525 ASPHALT	0.00	0.00	0.00	0.00	5,518.00	(5,518.00)	0.00
9540 CONCRETE	0.00	0.00	0.00	0.00	5,916.00	(5,916.00)	0.00
9563 LANDSCAPE	0.00	0.00	0.00	0.00	6,670.00	(6,670.00)	0.00
<b>TOTAL EXPENSES</b>	0.00	0.00	0.00	0.00	18,104.00	(18,104.00)	0.00
<b>EXCESS/LOSS OF RESERVES</b>	4,538.00	4,540.49	2.49	45,380.00	37,788.47	(7,591.53)	54,456.00

**AP Check Register**

CRT - Creekside Townhomes

Date Range : 10/1/2020 To 10/31/2020 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002024	10/08/2020	CRE	Creekside Townhome Assoc	02814	reserves2020	10/23/2020	4,538.00	0.00	4,538.00	4,538.00
002025	10/08/2020	PER	Perennial Lawn	02860	202026	10/08/2020	3,606.00	0.00	3,606.00	3,606.00
002026	10/08/2020	UCO	UCON Services LLC	02861	917202	10/08/2020	65.00	0.00	65.00	65.00
002027	10/08/2020	WAS	WM Corp Services Inc	02862	9934070178	10/08/2020	1,449.26	0.00	1,449.26	1,449.26
<b>Cash Account 1 Totals</b>							<b>9,658.26</b>	<b>0.00</b>	<b>9,658.26</b>	<b>9,658.26</b>
<b>Property/Company Totals for Creekside Townhomes</b>							<b>9,658.26</b>	<b>0.00</b>	<b>9,658.26</b>	<b>9,658.26</b>