

CREEKSIDE TOWNHOME ASSOCIATION

AS OF MARCH 31, 2020

ASSETS

CASH

1012 CASH-US BANK	(338.00)
1022 RES-US BANK MM	282,675.42

TOTAL CASH

282,337.42

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	4,676.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	37,500.00

TOTAL RECEIVABLES

51,150.23

TOTAL ASSETS

333,487.65

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	9,864.00
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	37,500.00

TOTAL LIABILITIES

57,764.00

EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	1,858.38
2941 CURRENT EARNINGS	(1,858.38)
2950 RESERVE FUND-PRIOR	313,235.29
2955 RESERVE FUND-CURRENT	13,705.89
2960 OPERATING FUND-PRIOR	(71,488.02)
2965 OPERATING FD-CURRENT	(11,847.51)

TOTAL EQUITY

275,723.65

TOT LIABILITY AND EQUITY

333,487.65

CREEKSIDE TOWNHOME ASSOCIATION

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

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$29,744.00	\$29,744.00	\$0.00	\$89,232.00	\$89,232.00	\$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	10.00	10.00	0.00	0.00	0.00
5220 COLLECTION COST REC	340.00	276.00	(64.00)	1,020.00	357.00	(663.00)
5245 INTEREST INCOME	0.00	0.18	0.18	0.00	0.54	0.54
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(13,614.00)	(13,614.00)	0.00
TOTAL INCOME	24,678.00	24,624.18	(53.82)	74,034.00	73,371.54	(662.46)
EXPENSES						
7030 MANAGEMENT FEES	1,248.00	1,248.00	0.00	3,744.00	3,744.00	0.00
7045 LEGAL COLLECTIONS	340.00	195.00	145.00	1,020.00	276.00	744.00
7060 PRINTING & COPYING	70.00	35.95	34.05	210.00	66.20	143.80
7062 POSTAGE	25.00	24.25	0.75	75.00	61.30	13.70
7090 MISC ADMINISTRATIVE	125.00	137.00	(12.00)	375.00	451.00	(76.00)
TOTAL ADMINISTRATIVE	1,808.00	1,640.20	167.80	5,424.00	4,598.50	825.50
7130 INSURANCE	13,160.00	15,327.75	(2,167.75)	13,160.00	15,327.75	(2,167.75)
TOTAL TAXES & INSURANCE	13,160.00	15,327.75	(2,167.75)	13,160.00	15,327.75	(2,167.75)
7230 BLDG MAINT & SUPPLIE	250.00	125.87	124.13	750.00	125.87	624.13
7270 ROOF REPAIRS	0.00	0.00	0.00	150.00	2,415.00	(2,265.00)
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	240.00	2,875.00	(2,635.00)
TOTAL BUILDING MAINT	330.00	125.87	204.13	1,140.00	5,415.87	(4,275.87)
7320 ELECTRIC	74.00	(5.36)	79.36	222.00	139.16	82.84
7370 WATER/SEWER	7,400.00	5,932.52	1,467.48	22,200.00	18,562.86	3,637.14
7371 STORMWATER	0.00	0.00	0.00	6,080.00	6,092.19	(12.19)
7380 TRASH REMOVAL	1,450.00	1,478.17	(28.17)	4,350.00	4,335.22	14.78
TOTAL UTILITIES	8,924.00	7,405.33	1,518.67	32,852.00	29,129.43	3,722.57
7415 LANDSCAPE CONTRACT	2,931.00	2,931.00	0.00	8,793.00	8,680.00	113.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	0.00	2,823.00	(2,823.00)
7526 PEST CONTROL	0.00	610.00	(610.00)	0.00	610.00	(610.00)
7630 SNOW REMOVAL	7,750.00	14,741.00	(6,991.00)	23,250.00	18,579.50	4,670.50

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7690 MISC LANDSCAPE	200.00	0.00	200.00	600.00	55.00	545.00
TOTAL GROUNDS MAINT	10,881.00	18,282.00	(7,401.00)	32,643.00	30,747.50	1,895.50
TOTAL EXPENSES	35,103.00	42,781.15	(7,678.15)	85,219.00	85,219.05	(0.05)
NET PROFIT/LOSS	(10,425.00)	(18,156.97)	(7,731.97)	(11,185.00)	(11,847.51)	(662.51)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
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	10.67	10.67	0.00	91.89	91.89
TOTAL REVENUE	4,538.00	4,548.67	10.67	13,614.00	13,705.89	91.89

RESERVE EXPENSE

EXPENSE						
EXCESS/LOSS OF RESERVES	4,538.00	4,548.67	10.67	13,614.00	13,705.89	91.89

AP Check Register

CRT - Creekside Townhomes

Date Range : 3/1/2020 To 3/31/2020 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001981	03/10/2020	ANI2	Linda Scharlemann	02822	58041	03/10/2020	610.00	0.00	610.00	610.00
001982	03/10/2020	CRE	Creekside Townhome Assoc	02807	reserves2020	03/23/2020	4,538.00	0.00	4,538.00	4,538.00
001983	03/10/2020	PER	Perennial Lawn	02823	202019	03/10/2020	17,672.00	0.00	17,672.00	17,672.00
001984	03/10/2020	WAS	WM Corp Services Inc	02824	72976001783	03/10/2020	1,478.17	0.00	1,478.17	1,478.17
001985	03/11/2020	BRA	Joe Brandstetter	02825	reimb	03/11/2020	125.87	0.00	125.87	125.87
001986	03/11/2020	JOH	Tobey & Johnston	02826	c0424	03/11/2020	195.00	0.00	195.00	195.00
Cash Account 1 Totals							24,619.04	0.00	24,619.04	24,619.04
Property/Company Totals for Creekside Townhomes							24,619.04	0.00	24,619.04	24,619.04