

## CREEKSIDE TOWNHOME ASSOCIATION

AS OF JULY 31, 2020

## ASSETS

## CASH

1012 CASH-US BANK	37,101.88
1022 RES-US BANK MM	290,806.63

<b>TOTAL CASH</b>	<u>327,908.51</u>
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## ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	3,337.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	46,500.00

<b>TOTAL RECEIVABLES</b>	<u>58,811.23</u>
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<b>TOTAL ASSETS</b>	<u><u>386,719.74</u></u>
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## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	10,569.00
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	46,500.00

<b>TOTAL LIABILITIES</b>	<u>67,469.00</u>
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## EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	45,385.47
2941 CURRENT EARNINGS	(45,385.47)
2950 RESERVE FUND-PRIOR	313,235.29
2955 RESERVE FUND-CURRENT	30,837.10
2960 OPERATING FUND-PRIOR	(71,488.02)
2965 OPERATING FD-CURRENT	14,548.37

<b>TOTAL EQUITY</b>	<u>319,250.74</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u><u>386,719.74</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

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

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$29,744.00	\$29,744.00	\$0.00	\$208,208.00	\$208,208.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(616.00)	(616.00)	0.00
5114 HEAT TAPE REIMB	(780.00)	(780.00)	0.00	(5,460.00)	(5,460.00)	0.00
5210 LATE FEE CHARGE	0.00	60.00	60.00	0.00	110.00	110.00
5220 COLLECTION COST REC	340.00	210.00	(130.00)	2,380.00	924.80	(1,455.20)
5245 INTEREST INCOME	0.00	0.34	0.34	0.00	1.54	1.54
5255 MISC INCOME	0.00	100.00	100.00	0.00	225.00	225.00
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(31,766.00)	(31,766.00)	0.00
<b>TOTAL INCOME</b>	<b>24,678.00</b>	<b>24,708.34</b>	<b>30.34</b>	<b>172,746.00</b>	<b>171,627.34</b>	<b>(1,118.66)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,248.00	1,248.00	0.00	8,736.00	8,736.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	300.00	0.00	300.00
7045 LEGAL COLLECTIONS	340.00	210.00	130.00	2,380.00	924.80	1,455.20
7055 AUDIT FEES	0.00	0.00	0.00	300.00	0.00	300.00
7060 PRINTING & COPYING	70.00	299.37	(229.37)	490.00	443.87	46.13
7062 POSTAGE	25.00	19.00	6.00	175.00	129.90	45.10
7090 MISC ADMINISTRATIVE	125.00	169.00	(44.00)	875.00	1,127.00	(252.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,808.00</b>	<b>1,945.37</b>	<b>(137.37)</b>	<b>13,256.00</b>	<b>11,361.57</b>	<b>1,894.43</b>
7130 INSURANCE	4,935.00	0.00	4,935.00	31,190.00	17,724.42	13,465.58
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>4,935.00</b>	<b>0.00</b>	<b>4,935.00</b>	<b>31,190.00</b>	<b>17,724.42</b>	<b>13,465.58</b>
7230 BLDG MAINT & SUPPLIE	250.00	0.00	250.00	1,750.00	935.87	814.13
7260 GUTTER MAINTENANCE	500.00	0.00	500.00	1,100.00	0.00	1,100.00
7270 ROOF REPAIRS	0.00	245.00	(245.00)	450.00	2,660.00	(2,210.00)
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	560.00	2,875.00	(2,315.00)
<b>TOTAL BUILDING MAINT</b>	<b>830.00</b>	<b>245.00</b>	<b>585.00</b>	<b>3,860.00</b>	<b>6,470.87</b>	<b>(2,610.87)</b>
7320 ELECTRIC	74.00	71.73	2.27	518.00	427.49	90.51
7370 WATER/SEWER	11,000.00	11,866.94	(866.94)	57,000.00	55,605.92	1,394.08
7371 STORMWATER	0.00	0.00	0.00	6,080.00	6,092.19	(12.19)
7380 TRASH REMOVAL	1,450.00	1,460.54	(10.54)	10,150.00	10,255.21	(105.21)
<b>TOTAL UTILITIES</b>	<b>12,524.00</b>	<b>13,399.21</b>	<b>(875.21)</b>	<b>73,748.00</b>	<b>72,380.81</b>	<b>1,367.19</b>

CREEKSIDe TOWNHOME ASSOCIATION

Budget Comparison Report  
AS OF JULY 31, 2020

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7410 LANDSCAPE MAINT	500.00	55.00	445.00	2,000.00	110.00	1,890.00
7415 LANDSCAPE CONTRACT	2,931.00	2,931.00	0.00	20,517.00	20,404.00	113.00
7430 TREE/SHRUB INSTALL	150.00	237.00	(87.00)	300.00	3,060.00	(2,760.00)
7440 SPRINKLER SYS MAINT	560.00	79.00	481.00	2,360.00	1,917.20	442.80
7526 PEST CONTROL	145.00	0.00	145.00	580.00	610.00	(30.00)
7630 SNOW REMOVAL	0.00	0.00	0.00	31,000.00	21,796.50	9,203.50
7690 MISC LANDSCAPE	200.00	0.00	200.00	1,400.00	1,243.60	156.40
<b>TOTAL GROUNDS MAINT</b>	<b>4,486.00</b>	<b>3,302.00</b>	<b>1,184.00</b>	<b>58,157.00</b>	<b>49,141.30</b>	<b>9,015.70</b>
<b>TOTAL EXPENSES</b>	<b>24,583.00</b>	<b>18,891.58</b>	<b>5,691.42</b>	<b>180,211.00</b>	<b>157,078.97</b>	<b>23,132.03</b>
<b>NET PROFIT/LOSS</b>	<b>95.00</b>	<b>5,816.76</b>	<b>5,721.76</b>	<b>(7,465.00)</b>	<b>14,548.37</b>	<b>22,013.37</b>

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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVES	4,538.00	4,538.00	0.00	31,766.00	31,766.00	0.00
9268 COMCAST FEE	0.00	0.00	0.00	0.00	10,400.00	10,400.00
9350 INTEREST INCOME	0.00	2.44	2.44	0.00	105.10	105.10
<b>TOTAL REVENUE</b>	4,538.00	4,540.44	2.44	31,766.00	42,271.10	10,505.10
<b>EXPENSE</b>						
9525 ASPHALT	0.00	0.00	0.00	0.00	5,518.00	(5,518.00)
9540 CONCRETE	0.00	0.00	0.00	0.00	5,916.00	(5,916.00)
<b>TOTAL EXPENSES</b>	0.00	0.00	0.00	0.00	11,434.00	(11,434.00)
<b>EXCESS/LOSS OF RESERVES</b>	4,538.00	4,540.44	2.44	31,766.00	30,837.10	(928.90)

**AP Check Register**

CRT - Creekside Townhomes

Date Range : 7/1/2020 To 7/31/2020 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002006	07/09/2020	ADA	Adams Roofing	02844	19420B	07/09/2020	245.00	0.00	245.00	245.00
002007	07/09/2020	CRE	Creekside Townhome Assoc	02811	reserves2020	07/23/2020	4,538.00	0.00	4,538.00	4,538.00
002008	07/09/2020	HAM	Hampden Press	02845	188864	07/09/2020	283.77	0.00	283.77	283.77
002009	07/09/2020	JOH	Tobey & Johnston	02846	C0424	07/09/2020	210.00	0.00	210.00	210.00
002010	07/09/2020	PER	Perennial Lawn	02847	202023	07/09/2020	3,302.00	0.00	3,302.00	3,302.00
002011	07/09/2020	WAS	WM Corp Services Inc	02848	88514901789	07/09/2020	1,460.54	0.00	1,460.54	1,460.54
<b>Cash Account 1 Totals</b>							<b>10,039.31</b>	<b>0.00</b>	<b>10,039.31</b>	<b>10,039.31</b>
<b>Property/Company Totals for Creekside Townhomes</b>							<b>10,039.31</b>	<b>0.00</b>	<b>10,039.31</b>	<b>10,039.31</b>