

## CREEKSIDE TOWNHOME ASSOCIATION

AS OF AUGUST 31, 2019

## ASSETS

## CASH

|                     |            |
|---------------------|------------|
| 1012 CASH-US BANK   | 10,834.09  |
| 1022 RES-US BANK MM | 266,744.57 |

|                   |                   |
|-------------------|-------------------|
| <b>TOTAL CASH</b> | <u>277,578.66</u> |
|-------------------|-------------------|

## ACCOUNTS RECEIVABLE

|                         |           |
|-------------------------|-----------|
| 1110 DUES RECEIVABLE    | 9,390.17  |
| 1115 ALLOW FOR BAD DEBT | 8,974.23  |
| 1130 DUE FROM OPERATING | 37,500.00 |

|                          |                  |
|--------------------------|------------------|
| <b>TOTAL RECEIVABLES</b> | <u>55,864.40</u> |
|--------------------------|------------------|

## TOTAL ASSETS

|                   |
|-------------------|
| <u>333,443.06</u> |
|-------------------|

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

|                          |           |
|--------------------------|-----------|
| 2115 PREPAID ASSESSMENTS | 8,920.02  |
| 2180 COMCAST AGREEMENT   | 10,400.00 |
| 2190 DUE TO RESERVES     | 37,500.00 |

|                          |                  |
|--------------------------|------------------|
| <b>TOTAL LIABILITIES</b> | <u>56,820.02</u> |
|--------------------------|------------------|

## EQUITY

|                           |             |
|---------------------------|-------------|
| 2930 WORKING CAPITAL      | 32,118.00   |
| 2940 CURRENT EARNINGS     | (1,716.76)  |
| 2941 CURRENT EARNINGS     | 1,716.76    |
| 2950 RESERVE FUND-PRIOR   | 292,206.52  |
| 2955 RESERVE FUND-CURRENT | 18,803.81   |
| 2960 OPERATING FUND-PRIOR | (45,984.72) |
| 2965 OPERATING FD-CURRENT | (20,520.57) |

|                     |                   |
|---------------------|-------------------|
| <b>TOTAL EQUITY</b> | <u>276,623.04</u> |
|---------------------|-------------------|

## TOT LIABILITY AND EQUITY

|                   |
|-------------------|
| <u>333,443.06</u> |
|-------------------|

CREEKSID TOWNHOM ASSOCIATION

Budget Comparison Report  
AS OF AUGUST 31, 2019  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

|                                    | BUDGET           | ACTUAL           | CURR. VARIANCE    | YTD BUDGET        | YTD ACTUAL        | YTD VARIANCE      |
|------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| <b>INCOME</b>                      |                  |                  |                   |                   |                   |                   |
| 5110 ASSESSMENTS                   | \$28,392.00      | \$28,392.00      | \$0.00            | \$227,136.00      | \$227,136.00      | \$0.00            |
| 5113 LIGHTING REIMB                | (88.00)          | (88.00)          | 0.00              | (704.00)          | (704.00)          | 0.00              |
| 5114 HEAT TAPE REIMB               | (780.00)         | (780.00)         | 0.00              | (6,240.00)        | (6,240.00)        | 0.00              |
| 5210 LATE FEE CHARGE               | 0.00             | 50.00            | 50.00             | 0.00              | 140.00            | 140.00            |
| 5220 COLLECTION COST REC           | 200.00           | 1,746.20         | 1,546.20          | 1,600.00          | 5,436.20          | 3,836.20          |
| 5245 INTEREST INCOME               | 0.00             | 0.25             | 0.25              | 0.00              | 7.82              | 7.82              |
| 5450 TRANSFERS TO RESERVE          | (4,538.00)       | (4,538.00)       | 0.00              | (36,304.00)       | (36,304.00)       | 0.00              |
| <b>TOTAL INCOME</b>                | <b>23,186.00</b> | <b>24,782.45</b> | <b>1,596.45</b>   | <b>185,488.00</b> | <b>189,472.02</b> | <b>3,984.02</b>   |
| <b>EXPENSES</b>                    |                  |                  |                   |                   |                   |                   |
| 7030 MANAGEMENT FEES               | 1,144.00         | 1,144.00         | 0.00              | 9,152.00          | 9,152.00          | 0.00              |
| 7040 LEGAL FEES                    | 300.00           | 560.00           | (260.00)          | 600.00            | 1,008.00          | (408.00)          |
| 7045 LEGAL COLLECTIONS             | 200.00           | 1,665.20         | (1,465.20)        | 1,600.00          | 5,355.20          | (3,755.20)        |
| 7055 AUDIT FEES                    | 0.00             | 0.00             | 0.00              | 300.00            | 0.00              | 300.00            |
| 7060 PRINTING & COPYING            | 70.00            | 41.80            | 28.20             | 560.00            | 508.57            | 51.43             |
| 7062 POSTAGE                       | 25.00            | 22.65            | 2.35              | 200.00            | 172.80            | 27.20             |
| 7090 MISC ADMINISTRATIVE           | 125.00           | 132.00           | (7.00)            | 1,000.00          | 1,091.00          | (91.00)           |
| <b>TOTAL ADMINISTRATIVE</b>        | <b>1,864.00</b>  | <b>3,565.65</b>  | <b>(1,701.65)</b> | <b>13,412.00</b>  | <b>17,287.57</b>  | <b>(3,875.57)</b> |
| 7130 INSURANCE                     | 4,420.00         | 4,654.88         | (234.88)          | 32,695.00         | 34,257.52         | (1,562.52)        |
| <b>TOTAL TAXES &amp; INSURANCE</b> | <b>4,420.00</b>  | <b>4,654.88</b>  | <b>(234.88)</b>   | <b>32,695.00</b>  | <b>34,257.52</b>  | <b>(1,562.52)</b> |
| 7230 BLDG MAINT & SUPPLIE          | 250.00           | 289.00           | (39.00)           | 2,000.00          | 732.00            | 1,268.00          |
| 7250 LIGHT MAINTENANCE             | 0.00             | 0.00             | 0.00              | 0.00              | 300.00            | (300.00)          |
| 7260 GUTTER MAINTENANCE            | 0.00             | 0.00             | 0.00              | 1,100.00          | 0.00              | 1,100.00          |
| 7270 ROOF REPAIRS                  | 150.00           | 0.00             | 150.00            | 600.00            | 425.00            | 175.00            |
| 7290 OTHER BUILDING MAINT          | 80.00            | 125.00           | (45.00)           | 640.00            | 3,000.00          | (2,360.00)        |
| <b>TOTAL BUILDING MAINT</b>        | <b>480.00</b>    | <b>414.00</b>    | <b>66.00</b>      | <b>4,340.00</b>   | <b>4,457.00</b>   | <b>(117.00)</b>   |
| 7320 ELECTRIC                      | 70.00            | 72.61            | (2.61)            | 560.00            | 517.21            | 42.79             |
| 7370 WATER/SEWER                   | 10,640.00        | 11,410.73        | (770.73)          | 63,970.00         | 69,377.17         | (5,407.17)        |
| 7371 STORMWATER                    | 0.00             | 0.00             | 0.00              | 5,808.00          | 5,845.47          | (37.47)           |
| 7380 TRASH REMOVAL                 | 1,266.00         | 1,412.95         | (146.95)          | 10,128.00         | 11,256.50         | (1,128.50)        |
| <b>TOTAL UTILITIES</b>             | <b>11,976.00</b> | <b>12,896.29</b> | <b>(920.29)</b>   | <b>80,466.00</b>  | <b>86,996.35</b>  | <b>(6,530.35)</b> |

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report  
AS OF AUGUST 31, 2019  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

|                            | BUDGET           | ACTUAL           | CURR. VARIANCE    | YTD BUDGET        | YTD ACTUAL         | YTD VARIANCE       |
|----------------------------|------------------|------------------|-------------------|-------------------|--------------------|--------------------|
| 7410 LANDSCAPE MAINT       | 0.00             | 0.00             | 0.00              | 2,000.00          | 1,980.00           | 20.00              |
| 7415 LANDSCAPE CONTRACT    | 2,818.00         | 2,818.00         | 0.00              | 22,544.00         | 22,288.00          | 256.00             |
| 7430 TREE/SHRUB INSTALL    | 0.00             | 82.00            | (82.00)           | 600.00            | 82.00              | 518.00             |
| 7440 SPRINKLER SYS MAINT   | 815.00           | 188.00           | 627.00            | 4,890.00          | 2,212.00           | 2,678.00           |
| 7526 PEST CONTROL          | 145.00           | 0.00             | 145.00            | 725.00            | 1,405.00           | (680.00)           |
| 7630 SNOW REMOVAL          | 0.00             | 0.00             | 0.00              | 24,000.00         | 38,003.00          | (14,003.00)        |
| 7690 MISC LANDSCAPE        | 200.00           | 522.51           | (322.51)          | 1,600.00          | 1,024.15           | 575.85             |
| <b>TOTAL GROUNDS MAINT</b> | <b>3,978.00</b>  | <b>3,610.51</b>  | <b>367.49</b>     | <b>56,359.00</b>  | <b>66,994.15</b>   | <b>(10,635.15)</b> |
| <b>TOTAL EXPENSES</b>      | <b>22,718.00</b> | <b>25,141.33</b> | <b>(2,423.33)</b> | <b>187,272.00</b> | <b>209,992.59</b>  | <b>(22,720.59)</b> |
| <b>NET PROFIT/LOSS</b>     | <b>468.00</b>    | <b>(358.88)</b>  | <b>(826.88)</b>   | <b>(1,784.00)</b> | <b>(20,520.57)</b> | <b>(18,736.57)</b> |

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report  
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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           | 36,304.00  | 36,304.00  | 0.00         |
| 9350 INTEREST INCOME           | 0.00     | (422.96) | (422.96)       | 0.00       | (210.01)   | (210.01)     |
| <b>TOTAL REVENUE</b>           | 4,538.00 | 4,115.04 | (422.96)       | 36,304.00  | 36,093.99  | (210.01)     |
| <b>EXPENSE</b>                 |          |          |                |            |            |              |
| 9536 BALCONY/RAILINGS          | 0.00     | 2,693.18 | (2,693.18)     | 0.00       | 2,693.18   | (2,693.18)   |
| 9559 PAINTING                  | 0.00     | 0.00     | 0.00           | 0.00       | (8,903.00) | 8,903.00     |
| 9562 MAJOR PRUNE               | 0.00     | 0.00     | 0.00           | 0.00       | 23,500.00  | (23,500.00)  |
| <b>TOTAL EXPENSES</b>          | 0.00     | 2,693.18 | (2,693.18)     | 0.00       | 17,290.18  | (17,290.18)  |
| <b>EXCESS/LOSS OF RESERVES</b> | 4,538.00 | 1,421.86 | (3,116.14)     | 36,304.00  | 18,803.81  | (17,500.19)  |

**AP Check Register**

CRT - Creekside Townhomes

Date Range : 8/1/2019 To 8/31/2019 For Cash Account 1

| Check                                                  | Check Date | Vendor | Vendor Name               | Vch #                                | Invoice Number | Invoice Date | Gross Amount     | Discount    | Net Amount       | Check Amount     |
|--------------------------------------------------------|------------|--------|---------------------------|--------------------------------------|----------------|--------------|------------------|-------------|------------------|------------------|
| 001934                                                 | 08/13/2019 | ADA    | Adams Roofing             | 02767                                | 19416C         | 08/13/2019   | 125.00           | 0.00        | 125.00           |                  |
|                                                        |            |        |                           | 02768                                | 19553B         | 08/13/2019   | 1,340.00         | 0.00        | 1,340.00         |                  |
|                                                        |            |        |                           | <b>Total for Check Number 001934</b> |                |              | 1,465.00         | 0.00        | 1,465.00         | 1,465.00         |
| 001935                                                 | 08/13/2019 | CRE    | Creekside Townhome Assoc  | 02724                                | reserves       | 08/21/2019   | 4,538.00         | 0.00        | 4,538.00         | 4,538.00         |
| 001936                                                 | 08/13/2019 | HIG    | High Country Painting     | 02769                                | 131            | 08/13/2019   | 1,353.18         | 0.00        | 1,353.18         |                  |
|                                                        |            |        |                           | 02770                                | 137            | 08/13/2019   | 289.00           | 0.00        | 289.00           |                  |
|                                                        |            |        |                           | <b>Total for Check Number 001936</b> |                |              | 1,642.18         | 0.00        | 1,642.18         | 1,642.18         |
| 001937                                                 | 08/13/2019 | JOH    | Tobey & Johnston          | 02771                                | C0424          | 08/13/2019   | 2,225.20         | 0.00        | 2,225.20         | 2,225.20         |
| 001938                                                 | 08/13/2019 | MUT    | Mutt Mitt                 | 02772                                | 292660         | 08/13/2019   | 522.51           | 0.00        | 522.51           | 522.51           |
| 001939                                                 | 08/13/2019 | PAR    | Parker Water & Sanitation | 02773                                | 141189         | 08/13/2019   | 11,410.73        | 0.00        | 11,410.73        | 11,410.73        |
| 001940                                                 | 08/13/2019 | PER    | Perennial Lawn            | 02774                                | 201907         | 08/13/2019   | 3,088.00         | 0.00        | 3,088.00         | 3,088.00         |
| 001941                                                 | 08/13/2019 | WAS    | Waste Management          | 02775                                | 46475201789    | 08/13/2019   | 1,412.95         | 0.00        | 1,412.95         | 1,412.95         |
| <b>Cash Account 1 Totals</b>                           |            |        |                           |                                      |                |              | <b>26,304.57</b> | <b>0.00</b> | <b>26,304.57</b> | <b>26,304.57</b> |
| <b>Property/Company Totals for Creekside Townhomes</b> |            |        |                           |                                      |                |              | <b>26,304.57</b> | <b>0.00</b> | <b>26,304.57</b> | <b>26,304.57</b> |