

CREEKSIDE TOWNHOME ASSOCIATION

AS OF AUGUST 31, 2020

ASSETS

CASH

1012 CASH-US BANK	25,375.65
1022 RES-US BANK MM	295,347.11

TOTAL CASH	<u>320,722.76</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	4,102.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	46,500.00

TOTAL RECEIVABLES	<u>59,576.23</u>
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TOTAL ASSETS	<u><u>380,298.99</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	7,118.00
2180 COMCAST AGREEMENT	7,280.00
2190 DUE TO RESERVES	46,500.00

TOTAL LIABILITIES	<u>60,898.00</u>
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EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	45,535.72
2941 CURRENT EARNINGS	(45,535.72)
2950 RESERVE FUND-PRIOR	313,235.29
2955 RESERVE FUND-CURRENT	35,377.58
2960 OPERATING FUND-PRIOR	(71,488.02)
2965 OPERATING FD-CURRENT	10,158.14

TOTAL EQUITY	<u>319,400.99</u>
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TOT LIABILITY AND EQUITY	<u><u>380,298.99</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF AUGUST 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	\$237,952.00	\$237,952.00	\$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	0.00	0.00	0.00	110.00	110.00
5220 COLLECTION COST REC	340.00	0.00	(340.00)	2,720.00	924.80	(1,795.20)
5245 INTEREST INCOME	0.00	0.32	0.32	0.00	1.86	1.86
5255 MISC INCOME	0.00	50.00	50.00	0.00	275.00	275.00
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(36,304.00)	(36,304.00)	0.00
TOTAL INCOME	24,678.00	24,388.32	(289.68)	197,424.00	196,015.66	(1,408.34)
EXPENSES						
7030 MANAGEMENT FEES	1,248.00	1,248.00	0.00	9,984.00	9,984.00	0.00
7040 LEGAL FEES	300.00	0.00	300.00	600.00	0.00	600.00
7045 LEGAL COLLECTIONS	340.00	0.00	340.00	2,720.00	924.80	1,795.20
7055 AUDIT FEES	0.00	0.00	0.00	300.00	0.00	300.00
7060 PRINTING & COPYING	70.00	20.82	49.18	560.00	464.69	95.31
7062 POSTAGE	25.00	24.00	1.00	200.00	153.90	46.10
7090 MISC ADMINISTRATIVE	125.00	169.00	(44.00)	1,000.00	1,296.00	(296.00)
TOTAL ADMINISTRATIVE	2,108.00	1,461.82	646.18	15,364.00	12,823.39	2,540.61
7130 INSURANCE	4,935.00	8,861.24	(3,926.24)	36,125.00	26,585.66	9,539.34
TOTAL TAXES & INSURANCE	4,935.00	8,861.24	(3,926.24)	36,125.00	26,585.66	9,539.34
7230 BLDG MAINT & SUPPLJE	250.00	445.00	(195.00)	2,000.00	1,380.87	619.13
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	2,660.00	(2,060.00)
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	640.00	2,875.00	(2,235.00)
TOTAL BUILDING MAINT	480.00	445.00	35.00	4,340.00	6,915.87	(2,575.87)
7320 ELECTRIC	74.00	71.96	2.04	592.00	499.45	92.55
7370 WATER/SEWER	11,000.00	11,583.92	(583.92)	68,000.00	67,189.84	810.16
7371 STORMWATER	0.00	0.00	0.00	6,080.00	6,092.19	(12.19)
7380 TRASH REMOVAL	1,450.00	1,455.61	(5.61)	11,600.00	11,710.82	(110.82)
TOTAL UTILITIES	12,524.00	13,111.49	(587.49)	86,272.00	85,492.30	779.70

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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7410 LANDSCAPE MAINT	0.00	195.00	(195.00)	2,000.00	305.00	1,695.00
7415 LANDSCAPE CONTRACT	2,931.00	2,931.00	0.00	23,448.00	23,335.00	113.00
7430 TREE/SHRUB INSTALL	0.00	352.00	(352.00)	300.00	3,412.00	(3,112.00)
7440 SPRINKLER SYS MAINT	560.00	926.00	(366.00)	2,920.00	2,843.20	76.80
7526 PEST CONTROL	145.00	495.00	(350.00)	725.00	1,105.00	(380.00)
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	1,600.00	1,243.60	356.40
TOTAL GROUNDS MAINT	3,836.00	4,899.00	(1,063.00)	61,993.00	54,040.30	7,952.70
TOTAL EXPENSES	23,883.00	28,778.55	(4,895.55)	204,094.00	185,857.52	18,236.48
NET PROFIT/LOSS	795.00	(4,390.23)	(5,185.23)	(6,670.00)	10,158.14	16,828.14

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Budget Comparison Report
AS OF AUGUST 31, 2020

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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	4,538.00	4,538.00	0.00	36,304.00	36,304.00	0.00
9268 COMCAST FEE	0.00	0.00	0.00	0.00	10,400.00	10,400.00
9350 INTEREST INCOME	0.00	2.48	2.48	0.00	107.58	107.58
TOTAL REVENUE	4,538.00	4,540.48	2.48	36,304.00	46,811.58	10,507.58
EXPENSE						
RESERVE EXPENSE						
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)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	11,434.00	(11,434.00)
EXCESS/LOSS OF RESERVES	4,538.00	4,540.48	2.48	36,304.00	35,377.58	(926.42)

AP Check Register

CRT - Creekside Townhomes

Date Range : 8/1/2020 To 8/31/2020 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002012	08/10/2020	ANI2	Linda Scharlemann	02849	58087	08/10/2020	430.00	0.00	430.00	
				02850	58089	08/10/2020	65.00	0.00	65.00	
				Total for Check Number 002012			495.00	0.00	495.00	495.00
002013	08/10/2020	COM	Communications Consulting Group	02851	15697	08/10/2020	3,120.00	0.00	3,120.00	3,120.00
002014	08/10/2020	CRE	Creekside Townhome Assoc	02812	reserves2020	08/23/2020	4,538.00	0.00	4,538.00	4,538.00
002015	08/10/2020	HIG	High Country Painting	02852	243	08/10/2020	445.00	0.00	445.00	445.00
002016	08/10/2020	PER	Perennial Lawn	02853	202024	08/10/2020	4,404.00	0.00	4,404.00	4,404.00
002017	08/10/2020	WAS	WM Corp Services Inc	02854	9175810185	08/10/2020	1,455.61	0.00	1,455.61	1,455.61
Cash Account 1 Totals							14,457.61	0.00	14,457.61	14,457.61
Property/Company Totals for Creekside Townhomes							14,457.61	0.00	14,457.61	14,457.61