

CREEKSIDE TOWNHOME ASSOCIATION

AS OF SEPTEMBER 30, 2019

ASSETS

CASH

1012 CASH-US BANK	17,791.29
1022 RES-US BANK MM	267,461.32

TOTAL CASH	<u>285,252.61</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	6,688.92
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	37,500.00

TOTAL RECEIVABLES	<u>53,163.15</u>
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TOTAL ASSETS	<u><u>338,415.76</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	8,740.00
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	37,500.00

TOTAL LIABILITIES	<u>56,640.00</u>
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EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	3,435.96
2941 CURRENT EARNINGS	(3,435.96)
2950 RESERVE FUND-PRIOR	292,206.52
2955 RESERVE FUND-CURRENT	19,520.56
2960 OPERATING FUND-PRIOR	(45,984.72)
2965 OPERATING FD-CURRENT	(16,084.60)

TOTAL EQUITY	<u>281,775.76</u>
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TOT LIABILITY AND EQUITY	<u><u>338,415.76</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF SEPTEMBER 30, 2019

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$28,392.00	\$28,392.00	\$0.00	\$255,528.00	\$255,528.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(792.00)	(792.00)	0.00
5114 HEAT TAPE REIMB	(780.00)	(780.00)	0.00	(7,020.00)	(7,020.00)	0.00
5210 LATE FEE CHARGE	0.00	50.00	50.00	0.00	190.00	190.00
5220 COLLECTION COST REC	200.00	1,168.00	968.00	1,800.00	6,604.20	4,804.20
5245 INTEREST INCOME	0.00	0.23	0.23	0.00	8.05	8.05
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(40,842.00)	(40,842.00)	0.00
TOTAL INCOME	23,186.00	24,204.23	1,018.23	208,674.00	213,676.25	5,002.25
EXPENSES						
7030 MANAGEMENT FEES	1,144.00	1,144.00	0.00	10,296.00	10,296.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	1,008.00	(408.00)
7045 LEGAL COLLECTIONS	200.00	1,168.00	(968.00)	1,800.00	6,523.20	(4,723.20)
7055 AUDIT FEES	0.00	0.00	0.00	300.00	0.00	300.00
7060 PRINTING & COPYING	70.00	27.35	42.65	630.00	535.92	94.08
7062 POSTAGE	25.00	17.80	7.20	225.00	190.60	34.40
7090 MISC ADMINISTRATIVE	125.00	157.00	(32.00)	1,125.00	1,248.00	(123.00)
TOTAL ADMINISTRATIVE	1,564.00	2,514.15	(950.15)	14,976.00	19,801.72	(4,825.72)
7130 INSURANCE	4,420.00	4,654.88	(234.88)	37,115.00	38,912.40	(1,797.40)
TOTAL TAXES & INSURANCE	4,420.00	4,654.88	(234.88)	37,115.00	38,912.40	(1,797.40)
7230 BLDG MAINT & SUPPLIE	250.00	229.00	21.00	2,250.00	961.00	1,289.00
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	0.00	0.00	0.00	600.00	425.00	175.00
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	720.00	3,000.00	(2,280.00)
TOTAL BUILDING MAINT	330.00	229.00	101.00	4,670.00	4,686.00	(16.00)
7320 ELECTRIC	70.00	72.50	(2.50)	630.00	589.71	40.29
7370 WATER/SEWER	10,640.00	11,370.07	(730.07)	74,610.00	80,747.24	(6,137.24)
7371 STORMWATER	0.00	0.00	0.00	5,808.00	5,845.47	(37.47)
7380 TRASH REMOVAL	1,266.00	1,413.66	(147.66)	11,394.00	12,670.16	(1,276.16)
TOTAL UTILITIES	11,976.00	12,856.23	(880.23)	92,442.00	99,852.58	(7,410.58)

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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	25,362.00	25,106.00	256.00
7430 TREE/SHRUB INSTALL	0.00	110.00	(110.00)	600.00	192.00	408.00
7440 SPRINKLER SYS MAINT	815.00	486.00	329.00	5,705.00	2,698.00	3,007.00
7526 PEST CONTROL	145.00	0.00	145.00	870.00	1,405.00	(535.00)
7630 SNOW REMOVAL	0.00	(3,900.00)	3,900.00	24,000.00	34,103.00	(10,103.00)
7690 MISC LANDSCAPE	200.00	0.00	200.00	1,800.00	1,024.15	775.85
TOTAL GROUNDS MAINT	3,978.00	(486.00)	4,464.00	60,337.00	66,508.15	(6,171.15)
TOTAL EXPENSES	22,268.00	19,768.26	2,499.74	209,540.00	229,760.85	(20,220.85)
NET PROFIT/LOSS	918.00	4,435.97	3,517.97	(866.00)	(16,084.60)	(15,218.60)

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Budget Comparison Report
AS OF SEPTEMBER 30, 2019

PREPARED BY
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	40,842.00	40,842.00	0.00
9350 INTEREST INCOME	0.00	78.75	78.75	0.00	(131.26)	(131.26)
TOTAL REVENUE	4,538.00	4,616.75	78.75	40,842.00	40,710.74	(131.26)
EXPENSE						
9536 BALCONY/RAILINGS	0.00	0.00	0.00	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	3,900.00	(3,900.00)	0.00	27,400.00	(27,400.00)
TOTAL EXPENSES	0.00	3,900.00	(3,900.00)	0.00	21,190.18	(21,190.18)
EXCESS/LOSS OF RESERVES	4,538.00	716.75	(3,821.25)	40,842.00	19,520.56	(21,321.44)

AP Check Register

CRT - Creekside Townhomes

Date Range : 9/1/2019 To 9/30/2019 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001942	09/11/2019	CRE	Creekside Townhome Assoc	02725	reserves	09/21/2019	4,538.00	0.00	4,538.00	4,538.00
001943	09/11/2019	JOH	Tobey & Johnston	02776	c0424	09/11/2019	1,087.00	0.00	1,087.00	1,087.00
001944	09/11/2019	PER	Perennial Lawn	02777	201908	09/11/2019	3,414.00	0.00	3,414.00	3,414.00
001945	09/11/2019	WAS	Waste Management	02778	49048301789	09/11/2019	1,413.66	0.00	1,413.66	1,413.66
001946	09/11/2019	WAT	Randy Watt	02779	reimb	09/11/2019	229.00	0.00	229.00	229.00
001947	09/16/2019	PAR	Parker Water & Sanitation	02780	141189	09/16/2019	11,370.07	0.00	11,370.07	11,370.07
Cash Account 1 Totals							22,051.73	0.00	22,051.73	22,051.73
Property/Company Totals for Creekside Townhomes							22,051.73	0.00	22,051.73	22,051.73