

CREEKSIDE TOWNHOME ASSOCIATION

AS OF SEPTEMBER 30, 2020

ASSETS

CASH

1012 CASH-US BANK	24,367.21
1022 RES-US BANK MM	293,217.51

TOTAL CASH	<u>317,584.72</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	3,142.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	46,500.00

TOTAL RECEIVABLES	<u>58,616.23</u>
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TOTAL ASSETS	<u><u>376,200.95</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	10,517.00
2180 COMCAST AGREEMENT	7,280.00
2190 DUE TO RESERVES	46,500.00

TOTAL LIABILITIES	<u>64,297.00</u>
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EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	38,038.68
2941 CURRENT EARNINGS	(38,038.68)
2950 RESERVE FUND-PRIOR	313,235.29
2955 RESERVE FUND-CURRENT	33,247.98
2960 OPERATING FUND-PRIOR	(71,488.02)
2965 OPERATING FD-CURRENT	4,790.70

TOTAL EQUITY	<u>311,903.95</u>
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TOT LIABILITY AND EQUITY	<u><u>376,200.95</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report

AS OF SEPTEMBER 30, 2020

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
INCOME							
5110 ASSESSMENTS	\$29,744.00	\$29,744.00	\$0.00	\$267,696.00	\$267,696.00	\$0.00	\$356,928.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(792.00)	(792.00)	0.00	(1,056.00)
5114 HEAT TAPE REIMB	(780.00)	(780.00)	0.00	(7,020.00)	(7,020.00)	0.00	(9,360.00)
5210 LATE FEE CHARGE	0.00	70.00	70.00	0.00	180.00	180.00	0.00
5220 COLLECTION COST REC	340.00	100.00	(240.00)	3,060.00	1,024.80	(2,035.20)	4,080.00
5245 INTEREST INCOME	0.00	0.23	0.23	0.00	2.09	2.09	0.00
5255 MISC INCOME	0.00	100.00	100.00	0.00	375.00	375.00	0.00
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(40,842.00)	(40,842.00)	0.00	(54,456.00)
TOTAL INCOME	<u>24,678.00</u>	<u>24,608.23</u>	<u>(69.77)</u>	<u>222,102.00</u>	<u>220,623.89</u>	<u>(1,478.11)</u>	<u>296,136.00</u>
EXPENSES							
7030 MANAGEMENT FEES	1,248.00	1,248.00	0.00	11,232.00	11,232.00	0.00	14,976.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	0.00	600.00	600.00
7045 LEGAL COLLECTIONS	340.00	0.00	340.00	3,060.00	924.80	2,135.20	4,080.00
7055 AUDIT FEES	0.00	0.00	0.00	300.00	0.00	300.00	300.00
7060 PRINTING & COPYING	70.00	68.24	1.76	630.00	532.93	97.07	1,568.00
7062 POSTAGE	25.00	12.50	12.50	225.00	166.40	58.60	300.00
7090 MISC ADMINISTRATIVE	125.00	204.00	(79.00)	1,125.00	1,500.00	(375.00)	1,500.00
TOTAL ADMINISTRATIVE	<u>1,808.00</u>	<u>1,532.74</u>	<u>275.26</u>	<u>17,172.00</u>	<u>14,356.13</u>	<u>2,815.87</u>	<u>23,324.00</u>
7130 INSURANCE	4,935.00	4,430.62	504.38	41,060.00	31,016.28	10,043.72	55,865.00
TOTAL TAXES & INSURANCE	<u>4,935.00</u>	<u>4,430.62</u>	<u>504.38</u>	<u>41,060.00</u>	<u>31,016.28</u>	<u>10,043.72</u>	<u>55,865.00</u>
7230 BLDG MAINT & SUPPLIE	250.00	1,495.40	(1,245.40)	2,250.00	2,876.27	(626.27)	3,000.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	1,100.00	0.00	1,100.00	2,300.00
7270 ROOF REPAIRS	0.00	0.00	0.00	600.00	2,660.00	(2,060.00)	900.00
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	720.00	2,875.00	(2,155.00)	960.00
TOTAL BUILDING MAINT	<u>330.00</u>	<u>1,495.40</u>	<u>(1,165.40)</u>	<u>4,670.00</u>	<u>8,411.27</u>	<u>(3,741.27)</u>	<u>7,160.00</u>
7320 ELECTRIC	74.00	72.08	1.92	666.00	571.53	94.47	885.00
7370 WATER/SEWER	11,000.00	12,071.45	(1,071.45)	79,000.00	79,261.29	(261.29)	101,200.00
7371 STORMWATER	0.00	0.00	0.00	6,080.00	6,092.19	(12.19)	6,080.00
7380 TRASH REMOVAL	1,450.00	1,451.38	(1.38)	13,050.00	13,162.20	(112.20)	17,400.00
TOTAL UTILITIES	<u>12,524.00</u>	<u>13,594.91</u>	<u>(1,070.91)</u>	<u>98,796.00</u>	<u>99,087.21</u>	<u>(291.21)</u>	<u>125,565.00</u>
7410 LANDSCAPE MAINT	0.00	3,310.00	(3,310.00)	2,000.00	3,615.00	(1,615.00)	2,000.00
7415 LANDSCAPE CONTRACT	2,931.00	2,931.00	0.00	26,379.00	26,266.00	113.00	35,172.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	300.00	3,412.00	(3,112.00)	300.00
7440 SPRINKLER SYS MAINT	560.00	2,544.00	(1,984.00)	3,480.00	5,387.20	(1,907.20)	3,480.00
7526 PEST CONTROL	145.00	0.00	145.00	870.00	1,105.00	(235.00)	870.00
7630 SNOW REMOVAL	0.00	0.00	0.00	31,000.00	21,796.50	9,203.50	40,000.00
7690 MISC LANDSCAPE	200.00	137.00	63.00	1,800.00	1,380.60	419.40	2,400.00

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF SEPTEMBER 30, 2020

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
TOTAL GROUNDS MAINT	3,836.00	8,922.00	(5,086.00)	65,829.00	62,962.30	2,866.70	84,222.00
TOTAL EXPENSES	23,433.00	29,975.67	(6,542.67)	227,527.00	215,833.19	11,693.81	296,136.00
NET PROFIT/LOSS	1,245.00	(5,367.44)	(6,612.44)	(5,425.00)	4,790.70	10,215.70	0.00

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Budget Comparison Report
AS OF SEPTEMBER 30, 2020

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
RESERVE REVENUE							
9200 TRANSFER TO RESERVES	4,538.00	4,538.00	0.00	40,842.00	40,842.00	0.00	54,456.00
9268 COMCAST FEE	0.00	0.00	0.00	0.00	10,400.00	10,400.00	0.00
9350 INTEREST INCOME	0.00	2.40	2.40	0.00	109.98	109.98	0.00
TOTAL REVENUE	4,538.00	4,540.40	2.40	40,842.00	51,351.98	10,509.98	54,456.00
EXPENSE							
9525 ASPHALT	0.00	0.00	0.00	0.00	5,518.00	(5,518.00)	0.00
9540 CONCRETE	0.00	0.00	0.00	0.00	5,916.00	(5,916.00)	0.00
9563 LANDSCAPE	0.00	6,670.00	(6,670.00)	0.00	6,670.00	(6,670.00)	0.00
TOTAL EXPENSES	0.00	6,670.00	(6,670.00)	0.00	18,104.00	(18,104.00)	0.00
EXCESS/LOSS OF RESERVES	4,538.00	(2,129.60)	(6,667.60)	40,842.00	33,247.98	(7,594.02)	54,456.00

AP Check Register

CRT - Creekside Townhomes

Date Range : 9/1/2020 To 9/30/2020 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002018	09/09/2020	CRE	Creekside Townhome Assoc	02813	reserves2020	09/23/2020	4,538.00	0.00	4,538.00	4,538.00
002019	09/09/2020	HIG	High Country Painting	02855	246	09/09/2020	745.00	0.00	745.00	745.00
002020	09/09/2020	KRE	Steve Krett	02856	reimb	09/09/2020	51.64	0.00	51.64	51.64
002021	09/09/2020	UCO	UCON Services LLC	02857	19661c	09/09/2020	698.76	0.00	698.76	698.76
002022	09/09/2020	WAS	WM Corp Services Inc	02858	96052501788	09/09/2020	1,451.38	0.00	1,451.38	1,451.38
002023	09/10/2020	PER	Perennial Lawn	02859	202025	09/10/2020	15,592.00	0.00	15,592.00	15,592.00
Cash Account 1 Totals							23,076.78	0.00	23,076.78	23,076.78
Property/Company Totals for Creekside Townhomes							23,076.78	0.00	23,076.78	23,076.78