

## CREEKSIDE TOWNHOME ASSOCIATION

AS OF JANUARY 31, 2020

## ASSETS

## CASH

1012 CASH-US BANK	17,951.14
1022 RES-US BANK MM	273,553.09

<b>TOTAL CASH</b>	<u>291,504.23</u>
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## ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	4,018.55
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	37,500.00

<b>TOTAL RECEIVABLES</b>	<u>50,492.78</u>
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<b>TOTAL ASSETS</b>	<u><u>341,997.01</u></u>
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## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	10,055.00
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	37,500.00

<b>TOTAL LIABILITIES</b>	<u>57,955.00</u>
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## EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	10,176.74
2941 CURRENT EARNINGS	(10,176.74)
2950 RESERVE FUND-PRIOR	313,235.29
2955 RESERVE FUND-CURRENT	4,583.56
2960 OPERATING FUND-PRIOR	(71,488.02)
2965 OPERATING FD-CURRENT	5,593.18

<b>TOTAL EQUITY</b>	<u>284,042.01</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u><u>341,997.01</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report  
AS OF JANUARY 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	\$29,744.00	\$29,744.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(88.00)	(88.00)	0.00
5114 HEAT TAPE REIMB	(780.00)	(780.00)	0.00	(780.00)	(780.00)	0.00
5220 COLLECTION COST REC	340.00	81.00	(259.00)	340.00	81.00	(259.00)
5245 INTEREST INCOME	0.00	0.16	0.16	0.00	0.16	0.16
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(4,538.00)	(4,538.00)	0.00
<b>TOTAL INCOME</b>	<u>24,678.00</u>	<u>24,419.16</u>	<u>(258.84)</u>	<u>24,678.00</u>	<u>24,419.16</u>	<u>(258.84)</u>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,248.00	1,248.00	0.00	1,248.00	1,248.00	0.00
7045 LEGAL COLLECTIONS	340.00	0.00	340.00	340.00	0.00	340.00
7060 PRINTING & COPYING	70.00	8.30	61.70	70.00	8.30	61.70
7062 POSTAGE	25.00	24.45	0.55	25.00	24.45	0.55
7090 MISC ADMINISTRATIVE	125.00	177.00	(52.00)	125.00	177.00	(52.00)
<b>TOTAL ADMINISTRATIVE</b>	<u>1,808.00</u>	<u>1,457.75</u>	<u>350.25</u>	<u>1,808.00</u>	<u>1,457.75</u>	<u>350.25</u>
7230 BLDG MAINT & SUPPLIE	250.00	0.00	250.00	250.00	0.00	250.00
7270 ROOF REPAIRS	0.00	235.00	(235.00)	0.00	235.00	(235.00)
7290 OTHER BUILDING MAINT	80.00	2,875.00	(2,795.00)	80.00	2,875.00	(2,795.00)
<b>TOTAL BUILDING MAINT</b>	<u>330.00</u>	<u>3,110.00</u>	<u>(2,780.00)</u>	<u>330.00</u>	<u>3,110.00</u>	<u>(2,780.00)</u>
7320 ELECTRIC	74.00	72.27	1.73	74.00	72.27	1.73
7370 WATER/SEWER	7,400.00	6,239.29	1,160.71	7,400.00	6,239.29	1,160.71
7380 TRASH REMOVAL	1,450.00	1,478.17	(28.17)	1,450.00	1,478.17	(28.17)
<b>TOTAL UTILITIES</b>	<u>8,924.00</u>	<u>7,789.73</u>	<u>1,134.27</u>	<u>8,924.00</u>	<u>7,789.73</u>	<u>1,134.27</u>
7415 LANDSCAPE CONTRACT	2,931.00	2,818.00	113.00	2,931.00	2,818.00	113.00
7630 SNOW REMOVAL	7,750.00	3,650.50	4,099.50	7,750.00	3,650.50	4,099.50
7690 MISC LANDSCAPE	200.00	0.00	200.00	200.00	0.00	200.00
<b>TOTAL GROUNDS MAINT</b>	<u>10,881.00</u>	<u>6,468.50</u>	<u>4,412.50</u>	<u>10,881.00</u>	<u>6,468.50</u>	<u>4,412.50</u>
<b>TOTAL EXPENSES</b>	<u>21,943.00</u>	<u>18,825.98</u>	<u>3,117.02</u>	<u>21,943.00</u>	<u>18,825.98</u>	<u>3,117.02</u>

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Budget Comparison Report  
AS OF JANUARY 31, 2020

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
2,735.00	5,593.18	2,858.18	2,735.00	5,593.18	2,858.18

**NET PROFIT/LOSS**

CREEKSIDE TOWNHOME ASSOCIATION

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	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	4,538.00	4,538.00	0.00
9350 INTEREST INCOME	0.00	45.56	45.56	0.00	45.56	45.56
<b>TOTAL REVENUE</b>	4,538.00	4,583.56	45.56	4,538.00	4,583.56	45.56
<b>EXPENSE</b>						
<b>RESERVE EXPENSE</b>						
<b>EXCESS/LOSS OF RESERVES</b>	4,538.00	4,583.56	45.56	4,538.00	4,583.56	45.56

**AP Check Register**

CRT - Creekside Townhomes

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

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001969	01/03/2020	KEN	Dan Kennedy Plumbing	02800	2626	01/03/2020	2,875.00	0.00	2,875.00	2,875.00
001970	01/08/2020	PER	Perennial Lawn	02801	201912	01/08/2020	6,468.50	0.00	6,468.50	6,468.50
001971	01/16/2020	ADA	Adams Roofing	02802	19661d	01/16/2020	235.00	0.00	235.00	235.00
001972	01/16/2020	PAR	Parker Water & Sanitation	02803	141189	01/16/2020	6,239.29	0.00	6,239.29	6,239.29
001973	01/16/2020	WAS	WM Corp Services Inc	02804	63953201785	01/16/2020	1,478.17	0.00	1,478.17	1,478.17
001974	01/23/2020	CRE	Creekside Townhome Assoc	02805	reserves2020	01/23/2020	4,538.00	0.00	4,538.00	4,538.00
<b>Cash Account 1 Totals</b>							<b>21,833.96</b>	<b>0.00</b>	<b>21,833.96</b>	<b>21,833.96</b>
<b>Property/Company Totals for Creekside Townhomes</b>							<b>21,833.96</b>	<b>0.00</b>	<b>21,833.96</b>	<b>21,833.96</b>