

CREEKSIDE TOWNHOME ASSOCIATION

AS OF FEBRUARY 29, 2020

ASSETS

CASH

1012 CASH-US BANK	21,472.97
1022 RES-US BANK MM	278,126.75

TOTAL CASH	<u>299,599.72</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	4,098.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	37,500.00

TOTAL RECEIVABLES	<u>50,572.23</u>
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TOTAL ASSETS	<u><u>350,171.95</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	12,940.00
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	37,500.00

TOTAL LIABILITIES	<u>60,840.00</u>
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EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	15,466.68
2941 CURRENT EARNINGS	(15,466.68)
2950 RESERVE FUND-PRIOR	313,235.29
2955 RESERVE FUND-CURRENT	9,157.22
2960 OPERATING FUND-PRIOR	(71,488.02)
2965 OPERATING FD-CURRENT	6,309.46

TOTAL EQUITY	<u>289,331.95</u>
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TOT LIABILITY AND EQUITY	<u><u>350,171.95</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report

AS OF FEBRUARY 29, 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	\$59,488.00	\$59,488.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(176.00)	(176.00)	0.00
5114 HEAT TAPE REIMB	(780.00)	(780.00)	0.00	(1,560.00)	(1,560.00)	0.00
5210 LATE FEE CHARGE	0.00	(10.00)	(10.00)	0.00	(10.00)	(10.00)
5220 COLLECTION COST REC	340.00	0.00	(340.00)	680.00	81.00	(599.00)
5245 INTEREST INCOME	0.00	0.20	0.20	0.00	0.36	0.36
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(9,076.00)	(9,076.00)	0.00
TOTAL INCOME	24,678.00	24,328.20	(349.80)	49,356.00	48,747.36	(608.64)
EXPENSES						
7030 MANAGEMENT FEES	1,248.00	1,248.00	0.00	2,496.00	2,496.00	0.00
7045 LEGAL COLLECTIONS	340.00	81.00	259.00	680.00	81.00	599.00
7060 PRINTING & COPYING	70.00	21.95	48.05	140.00	30.25	109.75
7062 POSTAGE	25.00	12.60	12.40	50.00	37.05	12.95
7090 MISC ADMINISTRATIVE	125.00	137.00	(12.00)	250.00	314.00	(64.00)
TOTAL ADMINISTRATIVE	1,808.00	1,500.55	307.45	3,616.00	2,958.30	657.70
7230 BLDG MAINT & SUPPLIE	250.00	0.00	250.00	500.00	0.00	500.00
7270 ROOF REPAIRS	150.00	2,180.00	(2,030.00)	150.00	2,415.00	(2,265.00)
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	160.00	2,875.00	(2,715.00)
TOTAL BUILDING MAINT	480.00	2,180.00	(1,700.00)	810.00	5,290.00	(4,480.00)
7320 ELECTRIC	74.00	72.25	1.75	148.00	144.52	3.48
7370 WATER/SEWER	7,400.00	6,391.05	1,008.95	14,800.00	12,630.34	2,169.66
7371 STORMWATER	6,080.00	6,092.19	(12.19)	6,080.00	6,092.19	(12.19)
7380 TRASH REMOVAL	1,450.00	1,378.88	71.12	2,900.00	2,857.05	42.95
TOTAL UTILITIES	15,004.00	13,934.37	1,069.63	23,928.00	21,724.10	2,203.90
7415 LANDSCAPE CONTRACT	2,931.00	2,931.00	0.00	5,862.00	5,749.00	113.00
7430 TREE/SHRUB INSTALL	0.00	2,823.00	(2,823.00)	0.00	2,823.00	(2,823.00)
7630 SNOW REMOVAL	7,750.00	188.00	7,562.00	15,500.00	3,838.50	11,661.50
7690 MISC LANDSCAPE	200.00	55.00	145.00	400.00	55.00	345.00
TOTAL GROUNDS MAINT	10,881.00	5,997.00	4,884.00	21,762.00	12,465.50	9,296.50

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL EXPENSES	28,173.00	23,611.92	4,561.08	50,116.00	42,437.90	7,678.10
NET PROFIT/LOSS	(3,495.00)	716.28	4,211.28	(760.00)	6,309.46	7,069.46

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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	9,076.00	9,076.00	0.00
9350 INTEREST INCOME	0.00	35.66	35.66	0.00	81.22	81.22
TOTAL REVENUE	4,538.00	4,573.66	35.66	9,076.00	9,157.22	81.22
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	4,538.00	4,573.66	35.66	9,076.00	9,157.22	81.22

AP Check Register

CRT - Creekside Townhomes

Date Range : 2/1/2020 To 2/29/2020 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001975	02/10/2020	CRE	Creekside Townhome Assoc	02806	reserves2020	02/23/2020	4,538.00	0.00	4,538.00	4,538.00
001976	02/10/2020	PER	Perennial Lawn	02817	20201	02/10/2020	5,997.00	0.00	5,997.00	5,997.00
001977	02/10/2020	TOW	Town of Parker	02818	1001144	02/10/2020	6,092.19	0.00	6,092.19	6,092.19
001978	02/10/2020	WAS	WM Corp Services Inc	02819	68320301788	02/10/2020	1,378.88	0.00	1,378.88	1,378.88
001979	02/10/2020	WIS	Mark Wiseman	02820	11265	02/10/2020	2,180.00	0.00	2,180.00	2,180.00
001980	02/14/2020	PAR	Parker Water & Sanitation	02821	141189	02/14/2020	6,391.05	0.00	6,391.05	6,391.05
Cash Account 1 Totals							26,577.12	0.00	26,577.12	26,577.12
Property/Company Totals for Creekside Townhomes							26,577.12	0.00	26,577.12	26,577.12