

CREEKSIDE TOWNHOME ASSOCIATION

AS OF APRIL 30, 2020

ASSETS

CASH

1012 CASH-US BANK	22,533.54
1022 RES-US BANK MM	278,218.00

TOTAL CASH	<u>300,751.54</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	3,801.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	46,500.00

TOTAL RECEIVABLES	<u>59,275.23</u>
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TOTAL ASSETS	<u><u>360,026.77</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	11,473.00
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	46,500.00

TOTAL LIABILITIES	<u>68,373.00</u>
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EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	17,788.50
2941 CURRENT EARNINGS	(17,788.50)
2950 RESERVE FUND-PRIOR	313,235.29
2955 RESERVE FUND-CURRENT	18,248.47
2960 OPERATING FUND-PRIOR	(71,488.02)
2965 OPERATING FD-CURRENT	(459.97)

TOTAL EQUITY	<u>291,653.77</u>
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TOT LIABILITY AND EQUITY	<u><u>360,026.77</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF APRIL 30, 2020

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

INCOME

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
5110 ASSESSMENTS	\$29,744.00	\$29,744.00	\$0.00	\$118,976.00	\$118,976.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(352.00)	(352.00)	0.00
5114 HEAT TAPE REIMB	(780.00)	(780.00)	0.00	(3,120.00)	(3,120.00)	0.00
5220 COLLECTION COST REC	340.00	50.00	(290.00)	1,360.00	407.00	(953.00)
5245 INTEREST INCOME	0.00	0.06	0.06	0.00	0.60	0.60
5255 MISC INCOME	0.00	125.00	125.00	0.00	125.00	125.00
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(18,152.00)	(18,152.00)	0.00
TOTAL INCOME	24,678.00	24,513.06	(164.94)	98,712.00	97,884.60	(827.40)

EXPENSES

7030 MANAGEMENT FEES	1,248.00	1,248.00	0.00	4,992.00	4,992.00	0.00
7040 LEGAL FEES	300.00	0.00	300.00	300.00	0.00	300.00
7045 LEGAL COLLECTIONS	340.00	81.00	259.00	1,360.00	357.00	1,003.00
7055 AUDIT FEES	300.00	0.00	300.00	300.00	0.00	300.00
7060 PRINTING & COPYING	70.00	48.00	22.00	280.00	114.20	165.80
7062 POSTAGE	25.00	17.00	8.00	100.00	78.30	21.70
7090 MISC ADMINISTRATIVE	125.00	169.00	(44.00)	500.00	620.00	(120.00)
TOTAL ADMINISTRATIVE	2,408.00	1,563.00	845.00	7,832.00	6,161.50	1,670.50
7130 INSURANCE	3,225.00	(2,038.95)	5,263.95	16,385.00	13,288.80	3,096.20
TOTAL TAXES & INSURANCE	3,225.00	(2,038.95)	5,263.95	16,385.00	13,288.80	3,096.20
7230 BLDG MAINT & SUPPLIE	250.00	0.00	250.00	1,000.00	125.87	874.13
7270 ROOF REPAIRS	150.00	0.00	150.00	300.00	2,415.00	(2,115.00)
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	320.00	2,875.00	(2,555.00)
TOTAL BUILDING MAINT	480.00	0.00	480.00	1,620.00	5,415.87	(3,795.87)
7320 ELECTRIC	74.00	72.36	1.64	296.00	211.52	84.48
7370 WATER/SEWER	7,400.00	6,881.31	518.69	29,600.00	25,444.17	4,155.83
7371 STORMWATER	0.00	0.00	0.00	6,080.00	6,092.19	(12.19)
7380 TRASH REMOVAL	1,450.00	0.00	1,450.00	5,800.00	4,335.22	1,464.78
TOTAL UTILITIES	8,924.00	6,953.67	1,970.33	41,776.00	36,083.10	5,692.90
7410 LANDSCAPE MAINT	500.00	0.00	500.00	500.00	0.00	500.00
7415 LANDSCAPE CONTRACT	2,931.00	2,931.00	0.00	11,724.00	11,611.00	113.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	0.00	2,823.00	(2,823.00)
7440 SPRINKLER SYS MAINT	680.00	0.00	680.00	680.00	0.00	680.00
7526 PEST CONTROL	145.00	0.00	145.00	145.00	610.00	(465.00)
7630 SNOW REMOVAL	7,750.00	3,170.00	4,580.00	31,000.00	21,749.50	9,250.50
7690 MISC LANDSCAPE	200.00	546.80	(346.80)	800.00	601.80	198.20
TOTAL GROUNDS MAINT	12,206.00	6,647.80	5,558.20	44,849.00	37,395.30	7,453.70
TOTAL EXPENSES	27,243.00	13,125.52	14,117.48	112,462.00	98,344.57	14,117.43
NET PROFIT/LOSS	(2,565.00)	11,387.54	13,952.54	(13,750.00)	(459.97)	13,290.03

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AS OF APRIL 30, 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	18,152.00	18,152.00	0.00
9350 INTEREST INCOME	0.00	4.58	4.58	0.00	96.47	96.47
TOTAL REVENUE	4,538.00	4,542.58	4.58	18,152.00	18,248.47	96.47
EXPENSE						
EXCESS/LOSS OF RESERVES	4,538.00	4,542.58	4.58	18,152.00	18,248.47	96.47

AP Check Register

CRT - Creekside Townhomes

Date Range : 4/1/2020 To 4/30/2020 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
001987	04/08/2020	CRE	Creekside Townhome Assoc	02808	reserves2020	04/23/2020	4,538.00	0.00	4,538.00	4,538.00
001988	04/08/2020	MUT	Mutt Mitt	02827	329239	04/08/2020	546.80	0.00	546.80	546.80
001989	04/08/2020	PAR4	Parker Douglas Insurance	02828	37677	04/08/2020	2,077.00	0.00	2,077.00	
				02829	37681	04/08/2020	1,265.00	0.00	1,265.00	
Total for Check Number 001989							3,342.00	0.00	3,342.00	3,342.00
001990	04/08/2020	PER	Perennial Lawn	02830	202020	04/08/2020	6,101.00	0.00	6,101.00	6,101.00
001991	04/08/2020	COU2	Country Mutual Ins Co	02831	WA020022495	04/08/2020	9,946.80	0.00	9,946.80	9,946.80
001992	04/15/2020	PAR	Parker Water & Sanitation	02832	141189	04/15/2020	6,505.14	0.00	6,505.14	6,505.14
Cash Account 1 Totals							30,979.74	0.00	30,979.74	30,979.74
Property/Company Totals for Creekside Townhomes							30,979.74	0.00	30,979.74	30,979.74