

CREEKSIDE TOWNHOME ASSOCIATION

AS OF MAY 31, 2020

**ASSETS**

<b>CASH</b>		
1012 CASH-US BANK	30,340.40	
1022 RES-US BANK MM	<u>282,759.90</u>	
<b>TOTAL CASH</b>		<u>313,100.30</u>
<b>ACCOUNTS RECEIVABLE</b>		
1110 DUES RECEIVABLE	4,602.80	
1115 ALLOW FOR BAD DEBT	8,974.23	
1130 DUE FROM OPERATING	<u>46,500.00</u>	
<b>TOTAL RECEIVABLES</b>		<u>60,077.03</u>
<b>TOTAL ASSETS</b>		<u><u>373,177.33</u></u>

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES</b>		
2115 PREPAID ASSESSMENTS	9,750.00	
2180 COMCAST AGREEMENT	10,400.00	
2190 DUE TO RESERVES	<u>46,500.00</u>	
<b>TOTAL LIABILITIES</b>		<u>66,650.00</u>
<b>EQUITY</b>		
2930 WORKING CAPITAL	32,118.00	
2940 CURRENT EARNINGS	32,662.06	
2941 CURRENT EARNINGS	(32,662.06)	
2950 RESERVE FUND-PRIOR	313,235.29	
2955 RESERVE FUND-CURRENT	22,790.37	
2960 OPERATING FUND-PRIOR	(71,488.02)	
2965 OPERATING FD-CURRENT	<u>9,871.69</u>	
<b>TOTAL EQUITY</b>		<u>306,527.33</u>
<b>TOT LIABILITY AND EQUITY</b>		<u><u>373,177.33</u></u>

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report  
AS OF MAY 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	\$148,720.00	\$148,720.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(440.00)	(440.00)	0.00
5114 HEAT TAPE REIMB	(780.00)	(780.00)	0.00	(3,900.00)	(3,900.00)	0.00
5220 COLLECTION COST REC	340.00	307.80	(32.20)	1,700.00	714.80	(985.20)
5245 INTEREST INCOME	0.00	0.27	0.27	0.00	0.87	0.87
5255 MISC INCOME	0.00	0.00	0.00	0.00	125.00	125.00
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(22,690.00)	(22,690.00)	0.00
<b>TOTAL INCOME</b>	<b>24,678.00</b>	<b>24,646.07</b>	<b>(31.93)</b>	<b>123,390.00</b>	<b>122,530.67</b>	<b>(859.33)</b>

**EXPENSES**

7030 MANAGEMENT FEES	1,248.00	1,248.00	0.00	6,240.00	6,240.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	300.00	0.00	300.00
7045 LEGAL COLLECTIONS	340.00	357.80	(17.80)	1,700.00	714.80	985.20
7055 AUDIT FEES	0.00	0.00	0.00	300.00	0.00	300.00
7060 PRINTING & COPYING	70.00	14.52	55.48	350.00	128.72	221.28
7062 POSTAGE	25.00	15.10	9.90	125.00	93.40	31.60
7090 MISC ADMINISTRATIVE	125.00	169.00	(44.00)	625.00	789.00	(164.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,808.00</b>	<b>1,804.42</b>	<b>3.58</b>	<b>9,640.00</b>	<b>7,965.92</b>	<b>1,674.08</b>
7130 INSURANCE	4,935.00	0.00	4,935.00	21,320.00	13,288.80	8,031.20
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>4,935.00</b>	<b>0.00</b>	<b>4,935.00</b>	<b>21,320.00</b>	<b>13,288.80</b>	<b>8,031.20</b>

**TOTAL TAXES & INSURANCE**

7230 BLDG MAINT & SUPPLJE	250.00	0.00	250.00	1,250.00	125.87	1,124.13
7260 GUTTER MAINTENANCE	600.00	0.00	600.00	600.00	0.00	600.00
7270 ROOF REPAIRS	0.00	0.00	0.00	300.00	2,415.00	(2,115.00)
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	400.00	2,875.00	(2,475.00)
<b>TOTAL BUILDING MAINT</b>	<b>930.00</b>	<b>0.00</b>	<b>930.00</b>	<b>2,550.00</b>	<b>5,415.87</b>	<b>(2,865.87)</b>

**TOTAL BUILDING MAINT**

7320 ELECTRIC	74.00	72.12	1.88	370.00	283.64	86.36
7370 WATER/SEWER	7,400.00	6,507.05	892.95	37,000.00	31,951.22	5,048.78
7371 STORMWATER	0.00	0.00	0.00	6,080.00	6,092.19	(12.19)
7380 TRASH REMOVAL	1,450.00	2,952.82	(1,502.82)	7,250.00	7,288.04	(38.04)
<b>TOTAL UTILITIES</b>	<b>8,924.00</b>	<b>9,531.99</b>	<b>(607.99)</b>	<b>50,700.00</b>	<b>45,615.09</b>	<b>5,084.91</b>

**TOTAL UTILITIES**

7410 LANDSCAPE MAINT	500.00	0.00	500.00	1,000.00	0.00	1,000.00
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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7415 LANDSCAPE CONTRACT	2,931.00	2,931.00	0.00	14,655.00	14,542.00	113.00
7430 TREE/SHRUB INSTALL	150.00	0.00	150.00	150.00	2,823.00	(2,673.00)
7440 SPRINKLER SYS MAINT	560.00	0.00	560.00	1,240.00	0.00	1,240.00
7526 PEST CONTROL	145.00	0.00	145.00	290.00	610.00	(320.00)
7630 SNOW REMOVAL	0.00	47.00	(47.00)	31,000.00	21,796.50	9,203.50
7690 MISC LANDSCAPE	200.00	0.00	200.00	1,000.00	601.80	398.20
<b>TOTAL GROUNDS MAINT</b>	4,486.00	2,978.00	1,508.00	49,335.00	40,373.30	8,961.70
<b>TOTAL EXPENSES</b>	21,083.00	14,314.41	6,768.59	133,545.00	112,658.98	20,886.02
<b>NET PROFIT/LOSS</b>	3,595.00	10,331.66	6,736.66	(10,155.00)	9,871.69	20,026.69

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVES	4,538.00	4,538.00	0.00	22,690.00	22,690.00	0.00
9350 INTEREST INCOME	0.00	3.90	3.90	0.00	100.37	100.37
<b>TOTAL REVENUE</b>	4,538.00	4,541.90	3.90	22,690.00	22,790.37	100.37
<b>EXPENSE</b>						
<b>RESERVE EXPENSE</b>						
<b>EXCESS/LOSS OF RESERVES</b>	4,538.00	4,541.90	3.90	22,690.00	22,790.37	100.37