

CREEKSIDE TOWNHOME ASSOCIATION

AS OF JUNE 30, 2020

ASSETS

CASH

1012 CASH-US BANK	30,576.32
1022 RES-US BANK MM	286,266.19

TOTAL CASH		<u>316,842.51</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	3,789.80
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	46,500.00

TOTAL RECEIVABLES		<u>59,264.03</u>
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TOTAL ASSETS		<u><u>376,106.54</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	10,313.00
2180 COMCAST AGREEMENT	10,400.00
2190 DUE TO RESERVES	46,500.00

TOTAL LIABILITIES		<u>67,213.00</u>
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EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	35,028.27
2941 CURRENT EARNINGS	(35,028.27)
2950 RESERVE FUND-PRIOR	313,235.29
2955 RESERVE FUND-CURRENT	26,296.66
2960 OPERATING FUND-PRIOR	(71,488.02)
2965 OPERATING FD-CURRENT	8,731.61

TOTAL EQUITY		<u>308,893.54</u>
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TOT LIABILITY AND EQUITY		<u><u>376,106.54</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF JUNE 30, 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	\$178,464.00	\$178,464.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(528.00)	(528.00)	0.00
5114 HEAT TAPE REIMB	(780.00)	(780.00)	0.00	(4,680.00)	(4,680.00)	0.00
5210 LATE FEE CHARGE	0.00	50.00	50.00	0.00	50.00	50.00
5220 COLLECTION COST REC	340.00	0.00	(340.00)	2,040.00	714.80	(1,325.20)
5245 INTEREST INCOME	0.00	0.33	0.33	0.00	1.20	1.20
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	(27,228.00)	(27,228.00)	0.00
TOTAL INCOME	24,678.00	24,388.33	(289.67)	148,068.00	146,919.00	(1,149.00)
EXPENSES						
7030 MANAGEMENT FEES	1,248.00	1,248.00	0.00	7,488.00	7,488.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	300.00	0.00	300.00
7045 LEGAL COLLECTIONS	340.00	0.00	340.00	2,040.00	714.80	1,325.20
7055 AUDIT FEES	0.00	0.00	0.00	300.00	0.00	300.00
7060 PRINTING & COPYING	70.00	15.78	54.22	420.00	144.50	275.50
7062 POSTAGE	25.00	17.50	7.50	150.00	110.90	39.10
7090 MISC ADMINISTRATIVE	125.00	169.00	(44.00)	750.00	958.00	(208.00)
TOTAL ADMINISTRATIVE	1,808.00	1,450.28	357.72	11,448.00	9,416.20	2,031.80
7130 INSURANCE	4,935.00	4,435.62	499.38	26,255.00	17,724.42	8,530.58
TOTAL TAXES & INSURANCE	4,935.00	4,435.62	499.38	26,255.00	17,724.42	8,530.58
7230 BLDG MAINT & SUPPLIE	250.00	810.00	(560.00)	1,500.00	935.87	564.13
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	600.00	0.00	600.00
7270 ROOF REPAIRS	150.00	0.00	150.00	450.00	2,415.00	(1,965.00)
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	480.00	2,875.00	(2,395.00)
TOTAL BUILDING MAINT	480.00	810.00	(330.00)	3,030.00	6,225.87	(3,195.87)
7320 ELECTRIC	74.00	72.12	1.88	444.00	355.76	88.24
7370 WATER/SEWER	9,000.00	11,787.76	(2,787.76)	46,000.00	43,738.98	2,261.02
7371 STORMWATER	0.00	0.00	0.00	6,080.00	6,092.19	(12.19)
7380 TRASH REMOVAL	1,450.00	1,506.63	(56.63)	8,700.00	8,794.67	(94.67)
TOTAL UTILITIES	10,524.00	13,366.51	(2,842.51)	61,224.00	58,981.60	2,242.40

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7410 LANDSCAPE MAINT	500.00	55.00	445.00	1,500.00	55.00	1,445.00
7415 LANDSCAPE CONTRACT	2,931.00	2,931.00	0.00	17,586.00	17,473.00	113.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	150.00	2,823.00	(2,673.00)
7440 SPRINKLER SYS MAINT	560.00	1,838.20	(1,278.20)	1,800.00	1,838.20	(38.20)
7526 PEST CONTROL	145.00	0.00	145.00	435.00	610.00	(175.00)
7630 SNOW REMOVAL	0.00	0.00	0.00	31,000.00	21,796.50	9,203.50
7690 MISC LANDSCAPE	200.00	641.80	(441.80)	1,200.00	1,243.60	(43.60)
TOTAL GROUNDS MAINT	4,336.00	5,466.00	(1,130.00)	53,671.00	45,839.30	7,831.70
TOTAL EXPENSES	22,083.00	25,528.41	(3,445.41)	155,628.00	138,187.39	17,440.61
NET PROFIT/LOSS	2,595.00	(1,140.08)	(3,735.08)	(7,560.00)	8,731.61	16,291.61

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	4,538.00	4,538.00	0.00	27,228.00	27,228.00	0.00
9268 COMCAST FEE	0.00	10,400.00	10,400.00	0.00	10,400.00	10,400.00
9350 INTEREST INCOME	0.00	2.29	2.29	0.00	102.66	102.66
TOTAL REVENUE	4,538.00	14,940.29	10,402.29	27,228.00	37,730.66	10,502.66
EXPENSE						
9525 ASPHALT	0.00	5,518.00	(5,518.00)	0.00	5,518.00	(5,518.00)
9540 CONCRETE	0.00	5,916.00	(5,916.00)	0.00	5,916.00	(5,916.00)
TOTAL EXPENSES	0.00	11,434.00	(11,434.00)	0.00	11,434.00	(11,434.00)
EXCESS/LOSS OF RESERVES	4,538.00	3,506.29	(1,031.71)	27,228.00	26,296.66	(931.34)