

CREEKSIDE TOWNHOME ASSOCIATION

AS OF FEBRUARY 28, 2021

ASSETS

CASH

| | | |
|---|---------------------|-------------------|
| 1 | ASH-US BANK | 31,858.98 |
| | 1022 RES-US BANK MM | <u>296,661.04</u> |

| | | |
|------------|--|-------------------|
| TOTAL CASH | | <u>328,520.02</u> |
|------------|--|-------------------|

ACCOUNTS RECEIVABLE

| | | |
|--|-------------------------|------------------|
| | 1110 DUES RECEIVABLE | 4,953.00 |
| | 1115 ALLOW FOR BAD DEBT | 8,974.23 |
| | 1130 DUE FROM OPERATING | <u>46,500.00</u> |

| | | |
|-------------------|--|------------------|
| TOTAL RECEIVABLES | | <u>60,427.23</u> |
|-------------------|--|------------------|

| | | |
|--------------|--|--------------------------|
| TOTAL ASSETS | | <u><u>388,947.25</u></u> |
|--------------|--|--------------------------|

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | | |
|------|----------------------|------------------|
| 2 | REPAID ASSESSMENTS | 12,008.00 |
| 2100 | COMCAST AGREEMENT | 7,280.00 |
| | 2190 DUE TO RESERVES | <u>46,500.00</u> |

| | | |
|-------------------|--|------------------|
| TOTAL LIABILITIES | | <u>65,788.00</u> |
|-------------------|--|------------------|

EQUITY

| | | |
|--|---------------------------|---------------|
| | 2930 WORKING CAPITAL | 32,118.00 |
| | 2940 CURRENT EARNINGS | 8,627.86 |
| | 2941 CURRENT EARNINGS | (8,627.86) |
| | 2950 RESERVE FUND-PRIOR | 341,779.62 |
| | 2955 RESERVE FUND-CURRENT | 8,147.18 |
| | 2960 OPERATING FUND-PRIOR | (59,366.23) |
| | 2965 OPERATING FD-CURRENT | <u>480.68</u> |

| | | |
|--------------|--|-------------------|
| TOTAL EQUITY | | <u>323,159.25</u> |
|--------------|--|-------------------|

| | | |
|--------------------------|--|--------------------------|
| TOT LIABILITY AND EQUITY | | <u><u>388,947.25</u></u> |
|--------------------------|--|--------------------------|

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|------------------------------------|------------------|------------------|-----------------|------------------|------------------|-----------------|
| INCOME | | | | | | |
| 5110 ASSESSMENTS | \$31,200.00 | \$31,200.00 | \$0.00 | \$62,400.00 | \$62,400.00 | \$0.00 |
| 5113 LIGHTING REIMB | (88.00) | (88.00) | 0.00 | (176.00) | (176.00) | 0.00 |
| 5114 HEAT TAPE REIMB | (795.00) | (795.00) | 0.00 | (1,590.00) | (1,590.00) | 0.00 |
| 5210 LATE FEE CHARGE | 0.00 | 0.00 | 0.00 | 0.00 | (70.00) | (70.00) |
| 5220 COLLECTION COST REC | 240.00 | 0.00 | (240.00) | 480.00 | 0.00 | (480.00) |
| 5245 INTEREST INCOME | 0.00 | 0.29 | 0.29 | 0.00 | 0.68 | 0.68 |
| 5247 COMCAST SHARE REVENUE | 0.00 | 3,061.24 | 3,061.24 | 0.00 | 3,061.24 | 3,061.24 |
| 5255 MISC INCOME | 0.00 | 0.00 | 0.00 | 0.00 | (500.00) | (500.00) |
| 5450 TRANSFERS TO RESERVE | (5,084.00) | (5,084.00) | 0.00 | (10,168.00) | (10,168.00) | 0.00 |
| TOTAL INCOME | 25,473.00 | 28,294.53 | 2,821.53 | 50,946.00 | 52,957.92 | 2,011.92 |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 1,310.00 | 1,310.00 | 0.00 | 2,620.00 | 2,620.00 | 0.00 |
| 7045 LEGAL COLLECTIONS | 240.00 | 0.00 | 240.00 | 480.00 | 100.00 | 380.00 |
| 7060 PRINTING & COPYING | 70.00 | 18.22 | 51.78 | 140.00 | 41.92 | 98.08 |
| 7062 POSTAGE | 25.00 | 20.00 | 5.00 | 50.00 | 42.00 | 8.00 |
| 7090 MISC ADMINISTRATIVE | 140.00 | 181.00 | (41.00) | 280.00 | 412.00 | (132.00) |
| TOTAL ADMINISTRATIVE | 1,785.00 | 1,529.22 | 255.78 | 3,570.00 | 3,215.92 | 354.08 |
| 7130 INSURANCE | 4,430.00 | 4,430.62 | (0.62) | 8,860.00 | 8,861.24 | (1.24) |
| TOTAL TAXES & INSURANCE | 4,430.00 | 4,430.62 | (0.62) | 8,860.00 | 8,861.24 | (1.24) |
| 7230 BLDG MAINT & SUPPLIE | 250.00 | 428.65 | (178.65) | 500.00 | 428.65 | 71.35 |
| 7260 GUTTER MAINTENANCE | 0.00 | 0.00 | 0.00 | 0.00 | 2,195.00 | (2,195.00) |
| 7270 ROOF REPAIRS | 150.00 | 0.00 | 150.00 | 150.00 | 165.00 | (15.00) |
| 7290 OTHER BUILDING MAINT | 160.00 | 0.00 | 160.00 | 320.00 | 0.00 | 320.00 |

Budget Comparison Report
AS OF FEBRUARY 3, 2021

CREEKSIDE TOWNHOME ASSOCIATION

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

| | | | | | | |
|-------------------------|------------|-----------|----------|------------|-----------|------------|
| TOTAL BUILDING MAINT | 560.00 | 428.65 | 131.35 | 970.00 | 2,788.65 | (1,818.65) |
| 7320 ELECTRIC | 74.00 | 71.48 | 2.52 | 148.00 | 143.21 | 4.79 |
| 7370 WATER/SEWER | 7,400.00 | 6,621.08 | 778.92 | 14,800.00 | 13,044.76 | 1,755.24 |
| 7371 STORMWATER | 6,400.00 | 6,155.90 | 244.10 | 6,400.00 | 6,155.90 | 244.10 |
| 7380 TRASH REMOVAL | 1,535.00 | 1,523.44 | 11.56 | 3,070.00 | 3,038.67 | 31.33 |
| TOTAL UTILITIES | 15,409.00 | 14,371.90 | 1,037.10 | 24,418.00 | 22,382.54 | 2,035.46 |
| 7415 LANDSCAPE CONTRACT | 3,020.00 | 3,020.00 | 0.00 | 6,040.00 | 5,951.00 | 89.00 |
| 7430 TREE/SHRUB INSTALL | 0.00 | 0.00 | 0.00 | 500.00 | 0.00 | 500.00 |
| 7526 PEST CONTROL | 0.00 | 950.00 | (950.00) | 0.00 | 1,480.00 | (1,480.00) |
| 7630 SNOW REMOVAL | 7,750.00 | 2,956.00 | 4,794.00 | 15,500.00 | 7,229.00 | 8,271.00 |
| 7690 MISC LANDSCAPE | 200.00 | 568.89 | (368.89) | 400.00 | 568.89 | (168.89) |
| TOTAL GROUNDS MAINT | 10,970.00 | 7,494.89 | 3,475.11 | 22,440.00 | 15,228.89 | 7,211.11 |
| TOTAL EXPENSES | 33,154.00 | 28,255.28 | 4,898.72 | 60,258.00 | 52,477.24 | 7,780.76 |
| NET PROFIT/LOSS | (7,681.00) | 39.25 | 7,720.25 | (9,312.00) | 480.68 | 9,792.68 |

| | | | | | | | | |
|---------------------------|----------|----------|------|------|-----------|-----------|----------|------------|
| RESERVE REVENUE | | | | | | | | |
| 9200 TRANSFER TO RESERVES | 5,084.00 | 5,084.00 | 0.00 | 0.00 | 10,168.00 | 10,168.00 | 0.00 | 0.00 |
| 9350 INTEREST INCOME | 0.00 | 1.74 | 1.74 | 0.00 | 0.00 | 4.18 | 4.18 | 4.18 |
| TOTAL REVENUE | 5,084.00 | 5,085.74 | 1.74 | 0.00 | 10,168.00 | 10,172.18 | 0.00 | 4.18 |
| EXPENSE | | | | | | | | |
| 9567 HEAT TAPE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,025.00 | 2,025.00 | (2,025.00) |
| TOTAL EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,025.00 | 2,025.00 | (2,025.00) |
| EXCESS/LOSS OF RESERVES | 5,084.00 | 5,085.74 | 1.74 | 0.00 | 10,168.00 | 8,147.18 | 0.00 | (2,020.82) |