

CREEKSIDE TOWNHOME ASSOCIATION

AS OF JANUARY 31, 2021

ASSETS

CASH

1012 CASH-US BANK	36,165.73
1022 RES-US BANK MM	291,575.30

TOTAL CASH	<u>327,741.03</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	2,676.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	46,500.00

TOTAL RECEIVABLES	<u>58,150.23</u>
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TOTAL ASSETS	<u><u>385,891.26</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	14,077.00
2180 COMCAST AGREEMENT	7,280.00
2190 DUE TO RESERVES	46,500.00

TOTAL LIABILITIES	<u>67,857.00</u>
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EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	3,502.87
2941 CURRENT EARNINGS	(3,502.87)
2950 RESERVE FUND-PRIOR	341,779.62
2955 RESERVE FUND-CURRENT	3,061.44
2960 OPERATING FUND-PRIOR	(59,366.23)
2965 OPERATING FD-CURRENT	441.43

TOTAL EQUITY	<u>318,034.26</u>
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TOT LIABILITY AND EQUITY	<u><u>385,891.26</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report
AS OF JANUARY 31, 2021

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$31,200.00	\$31,200.00	\$0.00	\$31,200.00	\$31,200.00	\$0.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(88.00)	(88.00)	0.00
5114 HEAT TAPE REIMB	(795.00)	(795.00)	0.00	(795.00)	(795.00)	0.00
5210 LATE FEE CHARGE	0.00	(70.00)	(70.00)	0.00	(70.00)	(70.00)
5220 COLLECTION COST REC	240.00	0.00	(240.00)	240.00	0.00	(240.00)
5245 INTEREST INCOME	0.00	0.39	0.39	0.00	0.39	0.39
5255 MISC INCOME	0.00	(500.00)	(500.00)	0.00	(500.00)	(500.00)
5450 TRANSFERS TO RESERVE	(5,084.00)	(5,084.00)	0.00	(5,084.00)	(5,084.00)	0.00
TOTAL INCOME	25,473.00	24,663.39	(809.61)	25,473.00	24,663.39	(809.61)
EXPENSES						
7030 MANAGEMENT FEES	1,310.00	1,310.00	0.00	1,310.00	1,310.00	0.00
7045 LEGAL COLLECTIONS	240.00	100.00	140.00	240.00	100.00	140.00
7060 PRINTING & COPYING	70.00	23.70	46.30	70.00	23.70	46.30
7062 POSTAGE	25.00	22.00	3.00	25.00	22.00	3.00
7090 MISC ADMINISTRATIVE	140.00	231.00	(91.00)	140.00	231.00	(91.00)
TOTAL ADMINISTRATIVE	1,785.00	1,686.70	98.30	1,785.00	1,686.70	98.30
7130 INSURANCE	4,430.00	4,430.62	(0.62)	4,430.00	4,430.62	(0.62)
TOTAL TAXES & INSURANCE	4,430.00	4,430.62	(0.62)	4,430.00	4,430.62	(0.62)
7230 BLDG MAINT & SUPPLIE	250.00	0.00	250.00	250.00	0.00	250.00
7260 GUTTER MAINTENANCE	0.00	2,195.00	(2,195.00)	0.00	2,195.00	(2,195.00)
7270 ROOF REPAIRS	0.00	165.00	(165.00)	0.00	165.00	(165.00)
7290 OTHER BUILDING MAINT	160.00	0.00	160.00	160.00	0.00	160.00
TOTAL BUILDING MAINT	410.00	2,360.00	(1,950.00)	410.00	2,360.00	(1,950.00)
7320 ELECTRIC	74.00	71.73	2.27	74.00	71.73	2.27
7370 WATER/SEWER	7,400.00	6,423.68	976.32	7,400.00	6,423.68	976.32
7380 TRASH REMOVAL	1,535.00	1,515.23	19.77	1,535.00	1,515.23	19.77
TOTAL UTILITIES	9,009.00	8,010.64	998.36	9,009.00	8,010.64	998.36
7415 LANDSCAPE CONTRACT	3,020.00	2,931.00	89.00	3,020.00	2,931.00	89.00
7430 TREE/SHRUB INSTALL	500.00	0.00	500.00	500.00	0.00	500.00
7526 PEST CONTROL	0.00	530.00	(530.00)	0.00	530.00	(530.00)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7630 SNOW REMOVAL	7,750.00	4,273.00	3,477.00	7,750.00	4,273.00	3,477.00
7690 MISC LANDSCAPE	200.00	0.00	200.00	200.00	0.00	200.00
TOTAL GROUNDS MAINT	11,470.00	7,734.00	3,736.00	11,470.00	7,734.00	3,736.00
TOTAL EXPENSES	27,104.00	24,221.96	2,882.04	27,104.00	24,221.96	2,882.04
NET PROFIT/LOSS	(1,631.00)	441.43	2,072.43	(1,631.00)	441.43	2,072.43

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	5,084.00	5,084.00	0.00	5,084.00	5,084.00	0.00
9350 INTEREST INCOME	0.00	2.44	2.44	0.00	2.44	2.44
TOTAL REVENUE	5,084.00	5,086.44	2.44	5,084.00	5,086.44	2.44
EXPENSE						
9567 HEAT TAPE	0.00	2,025.00	(2,025.00)	0.00	2,025.00	(2,025.00)
TOTAL EXPENSES	0.00	2,025.00	(2,025.00)	0.00	2,025.00	(2,025.00)
EXCESS/LOSS OF RESERVES	5,084.00	3,061.44	(2,022.56)	5,084.00	3,061.44	(2,022.56)

AP Check Register

CRT - Creekside Townhomes

Date Range : 1/1/2021 To 1/31/2021 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002047	01/19/2021	ANI	Animal & Pest Control	02881	72070	01/19/2021	475.00	0.00	475.00	475.00
002048	01/19/2021	BLA	Blackfeet Lighting & Electrical Techn	02882	620	01/19/2021	2,025.00	0.00	2,025.00	2,025.00
002049	01/19/2021	PER	Perennial Lawn	02883	202029	01/19/2021	7,259.00	0.00	7,259.00	7,259.00
002050	01/19/2021	REA	Reasonable Roof Repairs	02884	1015	01/19/2021	165.00	0.00	165.00	165.00
002051	01/19/2021	WAS	WM Corp Services Inc	02885	109047001788	01/19/2021	1,515.23	0.00	1,515.23	1,515.23
002052	01/19/2021	WIS	Mark Wiseman	02886	11318	01/19/2021	2,195.00	0.00	2,195.00	2,195.00
002053	01/20/2021	CRE	Creekside Townhome Assoc	02887	reserves	01/20/2021	5,084.00	0.00	5,084.00	5,084.00
Cash Account 1 Totals							18,718.23	0.00	18,718.23	18,718.23
Property/Company Totals for Creekside Townhomes							18,718.23	0.00	18,718.23	18,718.23