

CREEKSIDE TOWNHOME ASSOCIATION

AS OF DECEMBER 31, 2020

ASSETS

CASH		
1012 CASH-US BANK	32,151.30	
1022 RES-US BANK MM	<u>288,513.86</u>	
TOTAL CASH		<u>320,665.16</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	3,126.00	
1115 ALLOW FOR BAD DEBT	8,974.23	
1130 DUE FROM OPERATING	<u>46,500.00</u>	
TOTAL RECEIVABLES		<u>58,600.23</u>
TOTAL ASSETS		<u><u>379,265.39</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	10,954.00	
2180 COMCAST AGREEMENT	7,280.00	
2190 DUE TO RESERVES	<u>46,500.00</u>	
TOTAL LIABILITIES		<u>64,734.00</u>
EQUITY		
2930 WORKING CAPITAL	32,118.00	
2940 CURRENT EARNINGS	40,666.12	
2941 CURRENT EARNINGS	(40,666.12)	
2950 RESERVE FUND-PRIOR	313,235.29	
2955 RESERVE FUND-CURRENT	28,544.33	
2960 OPERATING FUND-PRIOR	(71,488.02)	
2965 OPERATING FD-CURRENT	<u>12,121.79</u>	
TOTAL EQUITY		<u>314,531.39</u>
TOT LIABILITY AND EQUITY		<u><u>379,265.39</u></u>

CREEKSID TOWNHOME ASSOCIATION

Budget Comparison Report

AS OF DECEMBER 31, 2020

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
INCOME							
5110 ASSESSMENTS	\$29,744.00	\$29,744.00	\$0.00	\$356,928.00	\$356,928.00	\$0.00	\$356,928.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(1,056.00)	(1,056.00)	0.00	(1,056.00)
5114 HEAT TAPE REIMB	(780.00)	(795.00)	(15.00)	(9,360.00)	(9,340.00)	(180.00)	(9,360.00)
5210 LATE FEE CHARGE	0.00	80.00	80.00	0.00	470.00	470.00	0.00
5220 COLLECTION COST REC	340.00	250.00	(90.00)	4,080.00	1,287.80	(2,792.20)	4,080.00
5245 INTEREST INCOME	0.00	0.33	0.33	0.00	2.96	2.96	0.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	725.00	725.00	0.00
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(54,456.00)	(54,456.00)	0.00	(54,456.00)
TOTAL INCOME	24,678.00	24,653.33	(24.67)	296,136.00	294,361.76	(1,774.24)	296,136.00
EXPENSES							
7030 MANAGEMENT FEES	1,248.00	1,248.00	0.00	14,976.00	14,976.00	0.00	14,976.00
7040 LEGAL FEES	0.00	150.00	(150.00)	600.00	150.00	450.00	600.00
7045 LEGAL COLLECTIONS	340.00	0.00	340.00	4,080.00	1,037.80	3,042.20	4,080.00
7055 AUDIT FEES	0.00	300.00	(300.00)	300.00	300.00	0.00	300.00
7060 PRINTING & COPYING	798.00	665.98	132.02	1,568.00	1,545.84	22.16	1,568.00
7062 POSTAGE	25.00	24.00	1.00	300.00	220.40	79.60	300.00
7090 MISC ADMINISTRATIVE	125.00	249.00	(124.00)	1,500.00	2,097.00	(597.00)	1,500.00
TOTAL ADMINISTRATIVE	2,536.00	2,636.98	(100.98)	23,324.00	20,327.04	2,996.96	23,324.00
7130 INSURANCE	4,935.00	4,430.62	504.38	55,865.00	44,308.14	11,556.86	55,865.00
TOTAL TAXES & INSURANCE	4,935.00	4,430.62	504.38	55,865.00	44,308.14	11,556.86	55,865.00
7230 BLDG MAINT & SUPPLIE	250.00	668.00	(418.00)	3,000.00	4,574.27	(1,574.27)	3,000.00
7260 GUTTER MAINTENANCE	0.00	452.67	(452.67)	2,300.00	452.67	1,847.33	2,300.00
7270 ROOF REPAIRS	150.00	0.00	150.00	900.00	2,660.00	(1,760.00)	900.00
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	960.00	2,875.00	(1,915.00)	960.00
TOTAL BUILDING MAINT	480.00	1,120.67	(640.67)	7,160.00	10,561.94	(3,401.94)	7,160.00
7320 ELECTRIC	71.00	71.59	(0.59)	885.00	786.69	98.31	885.00
7370 WATER/SEWER	7,400.00	6,396.49	1,003.51	101,200.00	105,093.69	(3,893.69)	101,200.00
7371 STORMWATER	0.00	0.00	0.00	6,080.00	6,092.19	(12.19)	6,080.00
7380 TRASH REMOVAL	1,450.00	1,442.21	7.79	17,400.00	17,497.29	(97.29)	17,400.00
TOTAL UTILITIES	8,921.00	7,910.29	1,010.71	125,565.00	129,469.86	(3,904.86)	125,565.00
7410 LANDSCAPE MAINT	0.00	0.00	0.00	2,000.00	4,130.00	(2,130.00)	2,000.00
7415 LANDSCAPE CONTRACT	2,931.00	2,931.00	0.00	35,172.00	35,059.00	113.00	35,172.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	300.00	3,412.00	(3,112.00)	300.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	3,480.00	5,668.20	(2,188.20)	3,480.00
7526 PEST CONTROL	0.00	720.00	(720.00)	870.00	1,825.00	(955.00)	870.00
7630 SNOW REMOVAL	3,000.00	1,142.00	1,858.00	40,000.00	24,982.50	15,017.50	40,000.00
7690 MISC LANDSCAPE	200.00	0.00	200.00	2,400.00	2,496.29	(96.29)	2,400.00

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AS OF DECEMBER 31, 2020
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
TOTAL GROUNDS MAINT	6,131.00	4,793.00	1,338.00	84,222.00	77,572.99	6,649.01	84,222.00
TOTAL EXPENSES	23,003.00	20,891.56	2,111.44	296,136.00	282,239.97	13,896.03	296,136.00
NET PROFIT/LOSS	1,675.00	3,761.77	2,086.77	0.00	12,121.79	12,121.79	0.00

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AS OF DECEMBER 31, 2020

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
RESERVE REVENUE							
9200 TRANSFER TO RESERVES	4,538.00	4,538.00	0.00	54,456.00	54,456.00	0.00	54,456.00
9268 COMCAST FEE	0.00	0.00	0.00	0.00	10,400.00	10,400.00	0.00
9350 INTEREST INCOME	0.00	2.45	2.45	0.00	117.33	117.33	0.00
TOTAL REVENUE	4,538.00	4,540.45	2.45	54,456.00	64,973.33	10,517.33	54,456.00
EXPENSE							
9525 ASPHALT	0.00	0.00	0.00	0.00	5,518.00	(5,518.00)	0.00
9530 ASPHALT	0.00	0.00	0.00	0.00	8,175.00	(8,175.00)	0.00
9540 CONCRETE	0.00	0.00	0.00	0.00	5,916.00	(5,916.00)	0.00
9563 LANDSCAPE	0.00	0.00	0.00	0.00	6,670.00	(6,670.00)	0.00
9567 HEAT TAPE	0.00	8,400.00	(8,400.00)	0.00	10,150.00	(10,150.00)	0.00
TOTAL EXPENSES	0.00	8,400.00	(8,400.00)	0.00	36,429.00	(36,429.00)	0.00
EXCESS/LOSS OF RESERVES	4,538.00	(3,859.55)	(8,397.55)	54,456.00	28,544.33	(25,911.67)	54,456.00

AP Check Register

CRT - Creekside Townhomes

Date Range : 12/1/2020 To 12/31/2020 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002038	12/15/2020	ANI2	Linda Scharlemann	02872	58134	12/15/2020	720.00	0.00	720.00	720.00
002039	12/15/2020	BEI	Beichle & Assoc.	02873	2019tax	12/15/2020	300.00	0.00	300.00	300.00
002040	12/15/2020	BLA	Blackfeet Lighting & Electrical Techn	02874	613	12/15/2020	290.00	0.00	290.00	
				02875	617	12/15/2020	8,110.00	0.00	8,110.00	
Total for Check Number 002040							8,400.00	0.00	8,400.00	8,400.00
002041	12/15/2020	CRE	Creekside Townhome Assoc	02816	reserves2020	12/23/2020	4,538.00	0.00	4,538.00	4,538.00
002042	12/15/2020	HAM	Hampden Press	02876	191843	12/15/2020	452.67	0.00	452.67	452.67
002043	12/15/2020	HIG	High Country Painting	02877	264	12/15/2020	668.00	0.00	668.00	668.00
002044	12/15/2020	JOH	Tobey & Johnston	02878	c0424	12/15/2020	150.00	0.00	150.00	150.00
002045	12/15/2020	PER	Perennial Lawn	02879	202028	12/15/2020	4,073.00	0.00	4,073.00	4,073.00
002046	12/15/2020	WAS	WM Corp Services Inc	02880	105726001784	12/15/2020	1,442.21	0.00	1,442.21	1,442.21
Cash Account 1 Totals							20,743.88	0.00	20,743.88	20,743.88
Property/Company Totals for Creekside Townhomes							20,743.88	0.00	20,743.88	20,743.88