

CREEKSIDE TOWNHOME ASSOCIATION

AS OF FEBRUARY 28, 2022

ASSETS

CASH

1012 CASH-US BANK	38,142.46
1022 RES-US BANK MM	<u>343,730.20</u>

TOTAL CASH	<u>381,872.66</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	3,838.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	<u>36,500.00</u>

TOTAL RECEIVABLES	<u>49,312.23</u>
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TOTAL ASSETS	<u>431,184.89</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	19,530.10
2190 DUE TO RESERVES	<u>36,500.00</u>

TOTAL LIABILITIES	<u>56,030.10</u>
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EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	3,383.04
2941 CURRENT EARNINGS	(3,383.04)
2950 RESERVE FUND-PRIOR	389,476.24
2955 RESERVE FUND-CURRENT	6,374.72
2960 OPERATING FUND-PRIOR	(49,822.49)
2965 OPERATING FD-CURRENT	<u>(2,991.68)</u>

TOTAL EQUITY	<u>375,154.79</u>
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TOT LIABILITY AND EQUITY	<u>431,184.89</u>
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Budget Comparison Report
AS OF FEBRUARY 28, 2022

CREEKSIDE TOWNHOME ASSOCIATION

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$32,760.00	\$32,760.00	\$0.00	\$65,520.00	\$65,520.00	\$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	90.00	90.00	0.00	80.00	80.00
5215 NSF FEE	0.00	20.00	20.00	0.00	20.00	20.00
5220 COLLECTION COST REC	200.00	1,245.40	1,045.40	400.00	1,345.40	945.40
5245 INTEREST INCOME	0.00	0.18	0.18	0.00	0.39	0.39
5247 COMCAST SHARE REVENUE	0.00	1,264.46	1,264.46	0.00	1,264.46	1,264.46
5450 TRANSFERS TO RESERVE	(5,396.00)	(5,396.00)	0.00	(10,792.00)	(10,792.00)	0.00
TOTAL INCOME	26,681.00	29,101.04	2,420.04	53,362.00	55,672.25	2,310.25
EXPENSES						
7030 MANAGEMENT FEES	1,375.00	1,375.00	0.00	2,750.00	2,750.00	0.00
7045 LEGAL COLLECTIONS	200.00	1,345.40	(1,145.40)	400.00	1,345.40	(945.40)
7060 PRINTING & COPYING	70.00	40.28	29.72	140.00	650.62	(510.62)
7062 POSTAGE	25.00	25.44	(0.44)	50.00	40.21	9.79
7090 MISC ADMINISTRATIVE	160.00	186.00	(26.00)	320.00	497.00	(177.00)
TOTAL ADMINISTRATIVE	1,830.00	2,972.12	(1,142.12)	3,660.00	5,283.23	(1,623.23)
7130 INSURANCE	5,890.00	5,753.00	137.00	11,780.00	11,506.00	274.00
TOTAL TAXES & INSURANCE	5,890.00	5,753.00	137.00	11,780.00	11,506.00	274.00
7230 BLDG MAINT & SUPPLIE	300.00	0.00	300.00	600.00	836.19	(236.19)
7270 ROOF REPAIRS	150.00	345.00	(195.00)	150.00	540.00	(390.00)
7290 OTHER BUILDING MAINT	100.00	425.00	(325.00)	200.00	425.00	(225.00)
TOTAL BUILDING MAINT	550.00	770.00	(220.00)	950.00	1,801.19	(851.19)

Budget Comparison Report
AS OF FEBRUARY 28, 2022

CREEKSIDE TOWNHOME ASSOCIATION

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7320 ELECTRIC	78.00	71.29	6.71	156.00	142.57	13.43
7370 WATER/SEWER	6,810.00	12,943.51	(6,133.51)	13,620.00	12,943.51	676.49
7371 STORMWATER	6,400.00	6,434.63	(34.63)	6,400.00	6,434.63	(34.63)
7380 TRASH REMOVAL	1,550.00	1,546.31	3.69	3,100.00	3,058.91	41.09
TOTAL UTILITIES	14,838.00	20,995.74	(6,157.74)	23,276.00	22,579.62	696.38
7415 LANDSCAPE CONTRACT	3,171.00	3,171.00	0.00	6,342.00	6,191.00	151.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	500.00	0.00	500.00
7520 PET STATIONS	600.00	919.89	(319.89)	600.00	919.89	(319.89)
7526 PEST CONTROL	0.00	0.00	0.00	0.00	375.00	(375.00)
7630 SNOW REMOVAL	7,750.00	9,953.00	(2,203.00)	15,500.00	10,008.00	5,492.00
7690 MISC LANDSCAPE	50.00	0.00	50.00	100.00	0.00	100.00
TOTAL GROUNDS MAINT	11,571.00	14,043.89	(2,472.89)	23,042.00	17,493.89	5,548.11
TOTAL EXPENSES	34,679.00	44,534.75	(9,855.75)	62,708.00	58,663.93	4,044.07
NET PROFIT/LOSS	<u>(7,998.00)</u>	<u>(15,433.71)</u>	<u>(7,435.71)</u>	<u>(9,346.00)</u>	<u>(2,991.68)</u>	<u>6,354.32</u>

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVES	5,396.00	5,396.00	0.00	10,792.00	10,792.00	0.00
9350 INTEREST INCOME	0.00	1.30	1.30	0.00	2.72	2.72
TOTAL REVENUE	5,396.00	5,397.30	1.30	10,792.00	10,794.72	2.72
EXPENSE						
9565 EMERG CONTINGENCY	0.00	0.00	0.00	0.00	4,420.00	(4,420.00)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	4,420.00	(4,420.00)
EXCESS/LOSS OF RESERVES	5,396.00	5,397.30	1.30	10,792.00	6,374.72	(4,417.28)