

**CREEKSIDE ESTATES  
HOMEOWNERS ASSOCIATION  
2021 BUDGET APPROVED**

CMI/10/CSE #100

<b>Property #: 100</b>					
<b>Fiscal Year end: 12/31/2021</b>					
<b>Avg Date Range: 8/1/19-7/31/20</b>		<b>2020</b>		<b>2021</b>	<b>2021</b>
		<b>APPROVED</b>		<b>APPROVED</b>	<b>APPROVED</b>
		<b>MONTHLY</b>	<b>12 MONTH</b>	<b>MONTHLY</b>	<b>ANNUAL</b>
		<b>BUDGET</b>	<b>AVERAGE</b>	<b>BUDGET</b>	<b>BUDGET</b>
<b>CODE</b>	<b>INCOME</b>				
<b>5000</b>	<b>HOMEOWNERS FEES</b>	24,673.00	24,611.14	25,902.00	310,824.00
<b>5030</b>	<b>ARC FEES</b>	750.00	1,020.83	750.00	9,000.00
	<b>TOTAL INCOME</b>	<b>25,423.00</b>	<b>25,631.97</b>	<b>26,652.00</b>	<b>319,824.00</b>
	<b>EXPENSE ITEM</b>				<b>EXPENSE</b>
6060	ELECTRIC	\$ 1,767.00	\$ 1,746.88	\$ 1,780.00	\$ 21,360.00
6195	WATER	\$ 563.00	\$ 490.70	\$ 506.00	\$ 6,072.00
6645	STREET SWEEPING	\$ 350.00	\$ -	\$ 350.00	\$ 4,200.00
6690	PROPERTY MAINTENANCE	\$ 380.00	\$ 398.58	\$ 380.00	\$ 4,560.00
7015	ARC PROFESSIONAL	\$ 500.00	\$ 500.00	\$ 500.00	\$ 6,000.00
7105	ASSOCIATION OPERATIONS	\$ 830.00	\$ 976.89	\$ 900.00	\$ 10,800.00
7120	CONSULTANTS	\$ 102.00	\$ 83.33	\$ 105.00	\$ 1,260.00
7150	COMPLIANCE OFFICER	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 24,000.00
7225	INSURANCE	\$ 1,735.00	\$ 1,062.40	\$ 870.00	\$ 10,440.00
7255	LEGAL	\$ 400.00	\$ 66.96	\$ 400.00	\$ 4,800.00
7285	MANAGEMENT EXPENSE	\$ 20.00	\$ 27.08	\$ 30.00	\$ 360.00
7300	MANAGEMENT FEE	\$ 3,636.00	\$ 3,628.02	\$ 3,746.00	\$ 44,952.00
7465	TAXES, LICENSE, FEES	\$ 185.00	\$ 19.17	\$ 185.00	\$ 2,220.00
7630	IRRIGATION	\$ 75.00	\$ 133.97	\$ 130.00	\$ 1,560.00
7660	LANDSCAPE IMPROVEMENTS	\$ 75.00	\$ 407.51	\$ 760.00	\$ 9,120.00
7675	LANDSCAPE CONTRACT	\$ 1,663.00	\$ 1,252.67	\$ 1,310.00	\$ 15,720.00
7720	LAWN AERATION/MAINTENANCE	\$ 50.00	\$ -	\$ 50.00	\$ 600.00
8065	ICE AND SNOW REMOVAL	\$ 900.00	\$ -	\$ 900.00	\$ 10,800.00
8215	4TH OF JULY	\$ -	\$ -	\$ -	\$ -
8305	ANNUAL BBQ	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL FROM OPERATIONS</b>	<b>\$ 15,231.00</b>	<b>\$ 12,794.16</b>	<b>\$ 14,902.00</b>	<b>\$ 178,824.00</b>
1130	REPAYMENT OF LOAN FROM RESERVES	464.00	464.00	2,022.00	24,264.00
16-7240	REPAYMENT OF NW BANK LOAN	3,534.00	2,297.00	3,534.00	42,408.00
1908	REPLACEMENT RESERVES	6,194.00	6,194.00	6,194.00	74,328.00
	<b>TOTAL OPERATIONS &amp; RESERVES</b>	<b>25,423.00</b>	<b>21,749.16</b>	<b>26,652.00</b>	<b>319,824.00</b>

These projections are subject to increase or decrease to reflect changes in operating policies, and/or level of service, inflation or other causes. These projections are only estimates, prepared with due care.

2021 Fees are \$44.66 per month, \$22.33 for unbuilt lots, \$0 for vacant lots  
569 built lots, 22 unbuilt lots, 5 vacant lots

The 2021 Reserve Study is available for download at the Association's Web Site  
[www.creeksideowners.com](http://www.creeksideowners.com)

Creekside Owners Association  
Phase 12 Gate Assessment  
2021 Budget

Property 100					
Fiscal Year ending 12/31/2021					
		<b>2020</b>		<b>2021</b>	<b>2021</b>
		<b>MONTHLY</b>	<b>12 month</b>	<b>PENDING</b>	<b>PENDING</b>
		<b>BUDGET</b>	<b>average</b>	<b>MONTHLY</b>	<b>ANNUAL</b>
<b>CODE</b>	<b>INCOME</b>			<b>BUDGET</b>	<b>BUDGET</b>
<b>5000</b>	<b>HOMEOWNERS FEES</b>	401.00	337.42	411.65	4,939.80
	<b>TOTAL INCOME</b>	<b>401.00</b>	<b>337.42</b>	<b>411.65</b>	<b>4,939.80</b>
	<b>EXPENSE ITEM</b>				
15-6180	ELECTRIC	12.00	12.00	12.00	144.00
15-7225	INSURANCE	42.00	41.00	42.00	504.00
15-6180	TELEPHONE LINE	83.00	82.60	83.00	996.00
15-6780	GATE MAINTENANCE	74.00	205.31	75.00	900.00
15-6782	PROGRAMMING/MAINTENANCE CONTINGENCY	5.00	0.69	5.00	60.00
	<b>TOTAL OPERATIONS BUDGET</b>	<b>216.00</b>	<b>341.60</b>	<b>217.00</b>	<b>2,604.00</b>
15-1907	REPLACEMENT RESERVES	111.00	111.00	194.65	2,335.80
	<b>TOTAL BUDGET</b>	<b>327.00</b>	<b>452.60</b>	<b>411.65</b>	<b>4,939.80</b>

The CC&Rs for Creekside, Phase 12 establish that the owners of lots 489 through 508 are subject to an annual special assessment to fund the maintenance, repair and future replacement of the entry gate on Augusta St.

CC&R Article XI, Section 5 specifies that adoption of special assessments must be voted on by the members of the Association at a meeting called for that purpose.

The Board of Directors has determined that this adoption should occur at the Annual Owners Meeting. While all owners will be able to participate in this vote, **the assessment is only charged to the owners of lots 489 through 508. 2021 Assessments for Phase 12 members will be \$21.11 for lots with homes, \$10.56 for vacant lots.**