

CREEKSIDE TOWNHOME ASSOCIATION

AS OF NOVEMBER 30, 2020

**ASSETS**

**CASH**

1012 CASH-US BANK	25,095.53
1022 RES-US BANK MM	292,373.41

<b>TOTAL CASH</b>	<u>317,468.94</u>
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**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	4,199.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	46,500.00

<b>TOTAL RECEIVABLES</b>	<u>59,673.23</u>
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<b>TOTAL ASSETS</b>	<u><u>377,142.17</u></u>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	8,733.00
2180 COMCAST AGREEMENT	7,280.00
2190 DUE TO RESERVES	46,500.00

<b>TOTAL LIABILITIES</b>	<u>62,513.00</u>
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**EQUITY**

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	40,763.90
2941 CURRENT EARNINGS	(40,763.90)
2950 RESERVE FUND-PRIOR	313,235.29
2955 RESERVE FUND-CURRENT	32,403.88
2960 OPERATING FUND-PRIOR	(71,488.02)
2965 OPERATING FD-CURRENT	8,360.02

<b>TOTAL EQUITY</b>	<u>314,629.17</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u><u>377,142.17</u></u>
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CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report

AS OF NOVEMBER 30, 2020

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

**INCOME**

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
5110 ASSESSMENTS	\$29,744.00	\$29,744.00	\$0.00	\$327,184.00	\$327,184.00	\$0.00	\$336,928.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(968.00)	(968.00)	0.00	(1,056.00)
5114 HEAT TAPE REIMB	(780.00)	(795.00)	(15.00)	(8,745.00)	(8,745.00)	(165.00)	(9,360.00)
5210 LATE FEE CHARGE	0.00	100.00	100.00	0.00	390.00	390.00	0.00
5220 COLLECTION COST REC	340.00	13.00	(327.00)	3,740.00	1,037.80	(2,702.20)	4,080.00
5245 INTEREST INCOME	0.00	0.29	0.29	0.00	2.63	2.63	0.00
5255 MISC INCOME	0.00	350.00	350.00	0.00	725.00	725.00	0.00
5450 TRANSFERS TO RESERVE	(4,538.00)	(4,538.00)	0.00	(49,918.00)	(49,918.00)	0.00	(54,456.00)
<b>TOTAL INCOME</b>	<b>24,678.00</b>	<b>24,786.29</b>	<b>108.29</b>	<b>271,458.00</b>	<b>269,708.43</b>	<b>(1,749.57)</b>	<b>296,136.00</b>

**EXPENSES**

7030 MANAGEMENT FEES	1,248.00	1,248.00	0.00	13,728.00	13,728.00	0.00	14,976.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	0.00	600.00	600.00
7045 LEGAL COLLECTIONS	340.00	13.00	327.00	3,740.00	1,037.80	2,702.20	4,080.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	300.00	300.00	300.00
7060 PRINTING & COPYING	70.00	316.73	(246.73)	770.00	879.86	(109.86)	1,568.00
7062 POSTAGE	25.00	16.50	8.50	275.00	196.40	78.60	300.00
7090 MISC ADMINISTRATIVE	125.00	174.00	(49.00)	1,375.00	1,848.00	(473.00)	1,500.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,808.00</b>	<b>1,768.23</b>	<b>39.77</b>	<b>20,788.00</b>	<b>17,690.06</b>	<b>3,097.94</b>	<b>23,324.00</b>
7130 INSURANCE	4,935.00	4,430.62	504.38	50,930.00	39,877.52	11,052.48	55,865.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>4,935.00</b>	<b>4,430.62</b>	<b>504.38</b>	<b>50,930.00</b>	<b>39,877.52</b>	<b>11,052.48</b>	<b>55,865.00</b>
7230 BLDG MAINT & SUPPLIE	250.00	965.00	(715.00)	2,750.00	3,906.27	(1,156.27)	3,000.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	2,300.00	0.00	2,300.00	2,300.00
7270 ROOF REPAIRS	0.00	0.00	0.00	750.00	2,660.00	(1,910.00)	900.00
7290 OTHER BUILDING MAINT	80.00	0.00	80.00	880.00	2,875.00	(1,995.00)	960.00
<b>TOTAL BUILDING MAINT</b>	<b>330.00</b>	<b>965.00</b>	<b>(635.00)</b>	<b>6,680.00</b>	<b>9,441.27</b>	<b>(2,761.27)</b>	<b>7,160.00</b>
7320 ELECTRIC	74.00	71.84	2.16	814.00	715.10	98.90	885.00
7370 WATER/SEWER	7,400.00	8,542.73	(1,142.73)	93,800.00	98,697.20	(4,897.20)	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	1,443.62	6.38	15,950.00	16,055.08	(105.08)	17,400.00
<b>TOTAL UTILITIES</b>	<b>8,924.00</b>	<b>10,058.19</b>	<b>(1,134.19)</b>	<b>116,644.00</b>	<b>121,559.57</b>	<b>(4,915.57)</b>	<b>125,565.00</b>
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	32,241.00	32,128.00	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	121.00	(121.00)	3,480.00	5,668.20	(2,188.20)	3,480.00
7526 PEST CONTROL	0.00	0.00	0.00	870.00	1,105.00	(235.00)	870.00
7630 SNOW REMOVAL	3,000.00	2,044.00	956.00	37,000.00	23,840.50	13,159.50	40,000.00
7690 MISC LANDSCAPE	200.00	568.89	(368.89)	2,200.00	2,496.29	(296.29)	2,400.00

CREEKSIDE TOWNHOME ASSOCIATION

Budget Comparison Report  
AS OF NOVEMBER 30, 2020

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
<b>TOTAL GROUNDS MAINT</b>	6,131.00	5,664.89	466.11	78,091.00	72,779.99	5,311.01	84,222.00
<b>TOTAL EXPENSES</b>	22,128.00	22,886.93	(758.93)	273,133.00	261,348.41	11,784.59	296,136.00
<b>NET PROFIT/LOSS</b>	2,550.00	1,899.36	(650.64)	(1,675.00)	8,360.02	10,035.02	0.00

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Budget Comparison Report  
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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
<b>RESERVE REVENUE</b>							
9200 TRANSFER TO RESERVES	4,538.00	4,538.00	0.00	49,918.00	49,918.00	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	2.41	2.41	0.00	114.88	114.88	0.00
<b>TOTAL REVENUE</b>	4,538.00	4,540.41	2.41	49,918.00	60,432.88	10,514.88	54,456.00
<b>EXPENSE</b>							
9525 ASPHALT	0.00	0.00	0.00	0.00	5,518.00	(5,518.00)	0.00
9530 ASPHALT	0.00	8,175.00	(8,175.00)	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	1,750.00	(1,750.00)	0.00	1,750.00	(1,750.00)	0.00
<b>TOTAL EXPENSES</b>	0.00	9,925.00	(9,925.00)	0.00	28,029.00	(28,029.00)	0.00
<b>EXCESS/LOSS OF RESERVES</b>	4,538.00	(5,384.59)	(9,922.59)	49,918.00	32,403.88	(17,514.12)	54,456.00

**AP Check Register**

CRT - Creekside Townhomes

Date Range : 11/1/2020 To 11/30/2020 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002028	11/11/2020	BLA	Blackfeet Lighting & Electrical Techn	02863	612	11/11/2020	1,750.00	0.00	1,750.00	1,750.00
002029	11/11/2020	BRO	Brown Brothers Asphalt & Concrete	02864	9562	11/11/2020	8,175.00	0.00	8,175.00	8,175.00
002030	11/11/2020	CRE	Creekside Townhome Assoc	02815	reserves2020	11/23/2020	4,538.00	0.00	4,538.00	4,538.00
002031	11/11/2020	HAM	Hampden Press	02865	190998	11/11/2020	287.61	0.00	287.61	287.61
002032	11/11/2020	HUS	Huston Enterprises, Inc	02866	8746	11/11/2020	100.00	0.00	100.00	100.00
002033	11/11/2020	JOH	Tobey & Johnston	02867	c0424	11/11/2020	13.00	0.00	13.00	13.00
002034	11/11/2020	MUT	Mutt Mitt	02868	372797	11/11/2020	568.89	0.00	568.89	568.89
002035	11/11/2020	PER	Perennial Lawn	02869	202027	11/11/2020	5,096.00	0.00	5,096.00	5,096.00
002036	11/11/2020	WAG	Cynthia Wagner	02870	reimb	11/11/2020	865.00	0.00	865.00	865.00
002037	11/11/2020	WAS	WM Corp Services Inc	02871	10260770178	11/11/2020	1,443.62	0.00	1,443.62	1,443.62
<b>Cash Account 1 Totals</b>							<b>22,837.12</b>	<b>0.00</b>	<b>22,837.12</b>	<b>22,837.12</b>
<b>Property/Company Totals for Creekside Townhomes</b>							<b>22,837.12</b>	<b>0.00</b>	<b>22,837.12</b>	<b>22,837.12</b>