

CREEKSIDE TOWNHOME ASSOCIATION

AS OF NOVEMBER 30, 2021

ASSETS

CASH

1012 CASH-US BANK	28,682.53
1022 RES-US BANK MM	<u>332,270.07</u>

TOTAL CASH	<u>360,952.60</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	2,857.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	<u>36,500.00</u>

TOTAL RECEIVABLES	<u>48,331.23</u>
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TOTAL ASSETS	<u>409,283.83</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	9,464.00
2190 DUE TO RESERVES	<u>36,500.00</u>

TOTAL LIABILITIES	<u>45,964.00</u>
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EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	41,508.44
2941 CURRENT EARNINGS	(41,508.44)
2950 RESERVE FUND-PRIOR	349,059.62
2955 RESERVE FUND-CURRENT	35,331.21
2960 OPERATING FUND-PRIOR	(59,366.23)
2965 OPERATING FD-CURRENT	<u>6,177.23</u>

TOTAL EQUITY	<u>363,319.83</u>
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TOT LIABILITY AND EQUITY	<u>409,283.83</u>
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	BUDGET	ACTUAL	CJRR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
INCOME							
5110 ASSESSMENTS	\$31,200.00	\$31,200.00	\$0.00	\$343,200.00	\$343,200.00	\$0.00	\$374,400.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(968.00)	(968.00)	0.00	(1,056.00)
5114 HEAT TAPE REIMB	(795.00)	(795.00)	0.00	(8,745.00)	(8,745.00)	0.00	(9,540.00)
5210 LATE FEE CHARGE	0.00	40.00	40.00	0.00	360.00	360.00	0.00
5220 COLLECTION COST REC	240.00	0.00	(240.00)	2,640.00	1,682.00	(958.00)	2,880.00
5245 INTEREST INCOME	0.00	0.16	0.16	0.00	1.88	1.88	0.00
5247 COMCAST SHARE REVENUE	0.00	1,252.28	1,252.28	0.00	3,306.50	3,306.50	0.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	(500.00)	(500.00)	0.00
5450 TRANSFERS TO RESERVE	(5,084.00)	(5,084.00)	0.00	(55,924.00)	(55,924.00)	0.00	(61,008.00)
TOTAL INCOME	25,473.00	26,525.44	1,052.44	280,203.00	282,433.38	2,230.38	305,676.00
EXPENSES							
7030 MANAGEMENT FEES	1,310.00	1,310.00	0.00	14,410.00	14,410.00	0.00	15,720.00
7040 LEGAL FEES	0.00	0.00	0.00	600.00	0.00	600.00	600.00
7045 LEGAL COLLECTIONS	240.00	100.00	140.00	2,640.00	1,782.00	858.00	2,880.00
7055 AUDIT FEES	0.00	0.00	0.00	300.00	300.00	0.00	300.00
7060 PRINTING & COPYING	70.00	591.08	(521.08)	770.00	1,180.83	(410.83)	1,388.00
7062 POSTAGE	25.00	16.52	8.48	275.00	212.47	62.53	300.00
7080 MISC ADMINISTRATIVE	140.00	181.00	(41.00)	1,540.00	2,091.00	(551.00)	1,680.00
TOTAL ADMINISTRATIVE	1,785.00	2,198.60	(413.60)	20,535.00	19,976.30	558.70	22,868.00
7130 INSURANCE	4,870.00	5,753.00	(883.00)	55,590.00	59,315.86	(3,725.86)	60,460.00
TOTAL TAXES & INSURANCE	4,870.00	5,753.00	(883.00)	55,590.00	59,315.86	(3,725.86)	60,460.00
7230 BLDG MAINT & SUPPLIE	250.00	29.12	220.88	2,750.00	2,970.08	(220.08)	3,000.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	3,400.00	2,195.00	1,205.00	3,400.00
7270 ROOF REPAIRS	0.00	0.00	0.00	750.00	830.00	(80.00)	900.00
7290 OTHER BUILDING MAINT	160.00	0.00	160.00	1,760.00	0.00	1,760.00	1,920.00
TOTAL BUILDING MAINT	410.00	29.12	380.88	8,660.00	5,995.08	2,664.92	9,220.00
7320 ELECTRIC	74.00	71.43	2.57	814.00	749.77	64.23	885.00
7370 WATER/SEWER	7,400.00	6,870.87	529.13	93,800.00	92,138.66	1,661.34	101,200.00

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
7371 STORMWATER	0.00	0.00	0.00	6,400.00	6,155.90	244.10	6,400.00
7380 TRASH REMOVAL	1,535.00	1,525.27	9.73	16,666.00	16,666.13	218.87	18,420.00
TOTAL UTILITIES	9,009.00	8,467.57	541.43	117,889.00	115,710.46	2,188.54	126,905.00
7410 LANDSCAPE MAINT	0.00	0.00	0.00	2,000.00	1,115.00	885.00	2,000.00
7415 LANDSCAPE CONTRACT	3,020.00	3,020.00	0.00	33,220.00	33,131.00	89.00	36,240.00
7430 TREE/SHRUB INSTALL	500.00	0.00	500.00	1,000.00	1,220.00	(220.00)	1,000.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	3,480.00	3,417.14	62.86	3,480.00
7520 PET STATIONS	0.00	719.89	(719.89)	0.00	719.89	(719.89)	0.00
7526 PEST CONTROL	0.00	0.00	0.00	1,103.00	2,970.00	(1,867.00)	1,103.00
7630 SNOW REMOVAL	3,000.00	0.00	3,000.00	37,000.00	29,994.00	7,006.00	40,000.00
7690 MISC LANDSCAPE	200.00	0.00	200.00	2,200.00	2,691.42	(491.42)	2,400.00
TOTAL GROUNDS MAINT	6,720.00	3,739.89	2,980.11	80,003.00	75,258.45	4,744.55	86,223.00
TOTAL EXPENSES	22,794.00	20,188.18	2,605.82	282,687.00	276,256.15	6,430.85	305,676.00
NET PROFIT/LOSS	2,679.00	6,337.26	3,658.26	(2,484.00)	6,177.23	8,661.23	0.00

	BUDGET	ACTUAL	CJRR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
RESERVE REVENUE							
9200 TRANSFER TO RESERVES	5,084.00	5,084.00	0.00	55,924.00	55,924.00	0.00	61,008.00
9268 COMICAST SHARED REVENUE	0.00	0.00	0.00	0.00	1,782.82	1,782.82	0.00
9350 INTEREST INCOME	0.00	1.37	1.37	0.00	16.39	16.39	0.00
TOTAL REVENUE	5,084.00	5,085.37	1.37	55,924.00	57,723.21	1,799.21	61,008.00
EXPENSE							
RESERVE EXPENSE							
9536 BALCONY/RAILINGS	0.00	3,700.00	(3,700.00)	0.00	8,585.00	(8,585.00)	0.00
9540 CONCRETE	0.00	8,977.00	(8,977.00)	0.00	7,402.00	(7,402.00)	0.00
9563 LANDSCAPE	0.00	0.00	0.00	0.00	3,305.00	(3,305.00)	0.00
9567 HEAT TAPE	0.00	0.00	0.00	0.00	3,100.00	(3,100.00)	0.00
TOTAL EXPENSES	0.00	12,677.00	(12,677.00)	0.00	22,392.00	(22,392.00)	0.00
EXCESS/LOSS OF RESERVES	5,084.00	(7,591.63)	(12,675.63)	55,924.00	35,331.21	(20,592.79)	61,008.00

AP Check Register

CRT - Creekside Townhomes

Date Range : 11/1/2021 To 11/30/2021 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002120	11/16/2021	ASA	ASAP Asphalt & Concrete	02963	15942	11/16/2021	8,977.00	0.00	8,977.00	8,977.00
002121	11/16/2021	CRE	Creekside Townhome Assoc	02897	reserves	11/20/2021	5,084.00	0.00	5,084.00	5,084.00
002122	11/16/2021	DAM	Ronald D'Amore	02964	REIMB	11/16/2021	29.12	0.00	29.12	29.12
002123	11/16/2021	HAM	Hampden Press	02965	200345	11/16/2021	577.80	0.00	577.80	577.80
002124	11/16/2021	HIG	High Country Painting	02966	339	11/16/2021	3,700.00	0.00	3,700.00	3,700.00
002125	11/16/2021	MUT	Mutt Mitt	02967	445241	11/16/2021	719.89	0.00	719.89	719.89
002126	11/16/2021	PER	Perennial Lawn	02968	202133	11/16/2021	3,020.00	0.00	3,020.00	3,020.00
002127	11/16/2021	WAS	WM Corp Services Inc	02969	150105101789	11/16/2021	1,525.27	0.00	1,525.27	1,525.27
Cash Account 1 Totals							23,633.08	0.00	23,633.08	23,633.08
Property/Company Totals for Creekside Townhomes							23,633.08	0.00	23,633.08	23,633.08