

CREEKSIDE TOWNHOME ASSOCIATION

AS OF MAY 31, 2021

ASSETS

CASH

1012 CASH-US BANK	17,251.86
1022 RES-US BANK MM	<u>322,984.85</u>

TOTAL CASH 340,236.71

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	5,374.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	<u>36,500.00</u>

TOTAL RECEIVABLES 50,848.23

TOTAL ASSETS 391,084.94

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	13,548.00
2190 DUE TO RESERVES	<u>36,500.00</u>

TOTAL LIABILITIES 50,048.00

EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	19,225.55
2941 CURRENT EARNINGS	(19,225.55)
2950 RESERVE FUND-PRIOR	349,059.62
2955 RESERVE FUND-CURRENT	24,470.99
2960 OPERATING FUND-PRIOR	(59,366.23)
2965 OPERATING FD-CURRENT	<u>(5,245.44)</u>

TOTAL EQUITY 341,036.94

TOT LIABILITY AND EQUITY 391,084.94

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
INCOME							
5110 ASSESSMENTS	\$31,200.00	\$31,200.00	\$0.00	\$156,000.00	\$156,000.00	\$0.00	\$374,400.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(440.00)	(440.00)	0.00	(1,056.00)
5114 HEAT TAPE REIMB	(795.00)	(795.00)	0.00	(3,975.00)	(3,975.00)	0.00	(9,540.00)
5210 LATE FEE CHANGE	0.00	60.00	60.00	300.00	190.00	190.00	0.00
5220 COLLECTION COST REC	240.00	0.00	(240.00)	1,200.00	200.00	(1,000.00)	2,880.00
5245 INTEREST INCOME	0.00	0.11	0.11	0.00	1.06	1.06	0.00
5247 COMCAST SHARE REVENUE	0.00	1,200.16	1,200.16	0.00	1,200.16	1,200.16	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	(25,420.00)	(25,420.00)	0.00	(61,008.00)
TOTAL INCOME	25,473.00	26,493.27	1,020.27	127,365.00	127,256.22	(108.78)	305,676.00
EXPENSES							
7030 MANAGEMENT FEES	1,310.00	1,310.00	0.00	6,550.00	6,550.00	0.00	15,720.00
7040 LEGAL FEES	0.00	0.00	0.00	300.00	0.00	300.00	600.00
7045 LEGAL COLLECTIONS	240.00	0.00	(240.00)	1,200.00	300.00	900.00	2,880.00
7055 AUDIT FEES	0.00	300.00	(300.00)	300.00	300.00	0.00	300.00
7060 PRINTING & COPYING	70.00	9.50	60.50	350.00	77.16	272.84	1,388.00
7062 POSTAGE	25.00	18.67	6.33	125.00	104.63	20.37	300.00
7090 MISC ADMINISTRATIVE	140.00	181.00	(41.00)	700.00	955.00	(255.00)	1,680.00
TOTAL ADMINISTRATIVE	1,785.00	1,819.17	(34.17)	9,525.00	8,286.79	1,238.21	22,868.00
7130 INSURANCE	4,870.00	5,889.57	(1,019.57)	26,370.00	25,071.00	1,299.00	60,460.00
TOTAL TAXES & INSURANCE	4,870.00	5,889.57	(1,019.57)	26,370.00	25,071.00	1,299.00	60,460.00
7230 BLDG MAINT & SUPPLIE	250.00	550.00	(300.00)	1,250.00	1,090.65	159.35	3,000.00
7260 GUTTER MAINTENANCE	600.00	0.00	600.00	600.00	2,195.00	(1,595.00)	3,400.00
7270 ROOF REPAIRS	0.00	0.00	0.00	300.00	545.00	(245.00)	900.00
7290 OTHER BUILDING MAINT	160.00	0.00	160.00	800.00	0.00	800.00	1,920.00
TOTAL BUILDING MAINT	1,010.00	550.00	460.00	2,950.00	3,830.65	(880.65)	9,220.00
7320 ELECTRIC	74.00	71.53	2.47	370.00	319.38	50.62	885.00
7370 WATER/SEWER	7,400.00	6,628.07	771.93	37,000.00	32,648.61	4,351.39	101,200.00
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	1,539.88	(4.88)	7,675.00	7,664.55	10.45	18,420.00
TOTAL UTILITIES	9,009.00	8,239.48	769.52	51,445.00	46,788.44	4,656.56	126,905.00
7410 LANDSCAPE MAINT	500.00	362.00	138.00	1,000.00	362.00	638.00	2,000.00
7415 LANDSCAPE CONTRACT	3,020.00	3,020.00	0.00	15,100.00	15,011.00	89.00	36,240.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	500.00	0.00	500.00	1,000.00
7440 SPRINKLER SYS MAINT	560.00	65.00	495.00	1,240.00	65.00	1,175.00	3,480.00
7526 PEST CONTROL	184.00	475.00	(291.00)	368.00	1,955.00	(1,587.00)	1,103.00
7630 SNOW REMOVAL	0.00	2,336.00	(2,336.00)	31,000.00	29,994.00	1,006.00	40,000.00
7690 MISC LANDSCAPE	200.00	568.89	(368.89)	1,000.00	1,137.78	(137.78)	2,400.00

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
TOTAL GROUNDS MAINT	4,464.00	6,826.89	(2,362.89)	50,208.00	48,524.78	1,683.22	86,223.00
TOTAL EXPENSES	21,138.00	23,325.11	(2,187.11)	140,498.00	132,501.66	7,996.34	305,676.00
NET PROFIT/LOSS	4,335.00	3,168.16	(1,166.84)	(13,133.00)	(5,245.44)	7,887.56	0.00

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
RESERVE REVENUE							
9200 TRANSFER TO RESERVES	5,084.00	5,084.00	0.00	25,420.00	25,420.00	0.00	61,008.00
9268 COMCAST SHARED REVENUE	0.00	0.00	0.00	0.00	2,142.87	2,142.87	0.00
9350 INTEREST INCOME	0.00	1.35	1.35	0.00	8.12	8.12	0.00
TOTAL REVENUE	5,084.00	5,085.35	1.35	25,420.00	27,570.99	2,150.99	61,008.00
EXPENSE							
9567 HEAT TAPE	0.00	0.00	0.00	0.00	3,100.00	(3,100.00)	0.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	3,100.00	(3,100.00)	0.00
EXCESS/LOSS OF RESERVES	5,084.00	5,085.35	1.35	25,420.00	24,470.99	(949.01)	61,008.00

AP Check Register

CRT - Creekside Townhomes

Date Range : 5/1/2021 To 5/31/2021 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002072	05/17/2021	ANI	Animal & Pest Control	02917	74898	05/17/2021	475.00	0.00	475.00	475.00
002073	05/17/2021	BAC	Backflowtech	02918	130135	05/17/2021	65.00	0.00	65.00	65.00
002074	05/17/2021	BEI	Beichle & Assoc.	02919	04192021	05/17/2021	300.00	0.00	300.00	300.00
002075	05/17/2021	CRE	Creekside Townhome Assoc	02891	reserves	05/20/2021	5,084.00	0.00	5,084.00	5,084.00
002076	05/17/2021	HIG	High Country Painting	02920	294	05/17/2021	425.00	0.00	425.00	425.00
002077	05/17/2021	MUT	Mutt Mitt	02921	405930	05/17/2021	568.89	0.00	568.89	568.89
002078	05/17/2021	PER	Perennial Lawn	02922	202127	05/17/2021	5,718.00	0.00	5,718.00	5,718.00
002079	05/17/2021	REA	Reasonable Roof Repairs	02923	1106	05/17/2021	125.00	0.00	125.00	125.00
002080	05/17/2021	WAS	WM Corp Services Inc	02924	124107001784	05/17/2021	1,539.88	0.00	1,539.88	1,539.88
Cash Account 1 Totals							14,300.77	0.00	14,300.77	14,300.77
Property/Company Totals for Creekside Townhomes							14,300.77	0.00	14,300.77	14,300.77