

CREEKSIDE TOWNHOME ASSOCIATION

AS OF OCTOBER 31, 2021

ASSETS

CASH

1012 CASH-US BANK	19,984.27
1022 RES-US BANK MM	<u>339,861.70</u>

TOTAL CASH 359,845.97

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	5,131.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	<u>36,500.00</u>

TOTAL RECEIVABLES 50,605.23

TOTAL ASSETS 410,451.20

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	9,377.00
2190 DUE TO RESERVES	<u>36,500.00</u>

TOTAL LIABILITIES 45,877.00

EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	42,762.81
2941 CURRENT EARNINGS	(42,762.81)
2950 RESERVE FUND-PRIOR	349,059.62
2955 RESERVE FUND-CURRENT	42,922.84
2960 OPERATING FUND-PRIOR	(59,366.23)
2965 OPERATING FD-CURRENT	<u>(160.03)</u>

TOTAL EQUITY 364,574.20

TOT LIABILITY AND EQUITY 410,451.20

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
<b>INCOME</b>							
5110 ASSESSMENTS	\$31,200.00	\$31,200.00	\$0.00	\$31,200.00	\$31,200.00	\$0.00	\$374,400.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(880.00)	(880.00)	0.00	(1,056.00)
5114 HEAT TAPE REIMB	(795.00)	(795.00)	0.00	(7,950.00)	(7,950.00)	0.00	(9,540.00)
5210 LATE FEE CHARGE	0.00	40.00	40.00	0.00	340.00	340.00	0.00
5220 COLLECTION COST REC	240.00	115.00	(125.00)	2,400.00	1,682.00	(718.00)	2,880.00
5245 INTEREST INCOME	0.00	0.13	0.13	0.00	1.72	1.72	0.00
5247 COMCAST SHARE REVENUE	0.00	0.00	0.00	0.00	2,054.22	2,054.22	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	(50,840.00)	(50,840.00)	0.00	(61,008.00)
<b>TOTAL INCOME</b>	<b>25,473.00</b>	<b>25,388.13</b>	<b>(84.87)</b>	<b>254,730.00</b>	<b>255,907.94</b>	<b>1,177.94</b>	<b>305,676.00</b>
<b>EXPENSES</b>							
7030 MANAGEMENT FEES	1,310.00	1,310.00	0.00	13,100.00	13,100.00	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	15.00	225.00	2,400.00	1,682.00	718.00	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	327.93	(257.93)	700.00	589.75	110.25	1,388.00
7062 POSTAGE	25.00	13.59	11.41	250.00	195.95	54.05	300.00
7090 MISC ADMINISTRATIVE	140.00	181.00	(41.00)	1,400.00	1,910.00	(510.00)	1,680.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,785.00</b>	<b>1,847.52</b>	<b>(62.52)</b>	<b>18,750.00</b>	<b>17,777.70</b>	<b>972.30</b>	<b>22,868.00</b>
7130 INSURANCE	4,870.00	5,753.00	(883.00)	50,720.00	53,562.86	(2,842.86)	60,460.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>4,870.00</b>	<b>5,753.00</b>	<b>(883.00)</b>	<b>50,720.00</b>	<b>53,562.86</b>	<b>(2,842.86)</b>	<b>60,460.00</b>
7230 BLDG MAINT & SUPPLIE	250.00	467.58	(217.58)	2,500.00	2,940.96	(440.96)	3,000.00
7260 GUTTER MAINTENANCE	2,200.00	0.00	2,200.00	3,400.00	2,195.00	1,205.00	3,400.00
7270 ROOF REPAIRS	150.00	285.00	(135.00)	750.00	830.00	(80.00)	900.00
7290 OTHER BUILDING MAINT	160.00	0.00	160.00	1,600.00	0.00	1,600.00	1,920.00
<b>TOTAL BUILDING MAINT</b>	<b>2,760.00</b>	<b>752.58</b>	<b>2,007.42</b>	<b>8,250.00</b>	<b>5,965.96</b>	<b>2,284.04</b>	<b>9,220.00</b>
7320 ELECTRIC	74.00	71.57	2.43	740.00	678.34	61.66	885.00
7370 WATER/SEWER	7,400.00	11,356.71	(3,956.71)	86,400.00	85,267.79	1,132.21	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	1,516.99	18.01	15,350.00	15,140.86	209.14	18,420.00
<b>TOTAL UTILITIES</b>	9,009.00	12,945.27	(3,936.27)	108,890.00	107,242.89	1,647.11	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	30,200.00	30,111.00	89.00	36,240.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	500.00	1,220.00	(720.00)	1,000.00
7440 SPRINKLER SYS MAINT	0.00	162.00	(162.00)	3,480.00	3,417.14	62.86	3,480.00
7526 PEST CONTROL	0.00	270.00	(270.00)	1,103.00	2,970.00	(1,867.00)	1,103.00
7630 SNOW REMOVAL	3,000.00	0.00	3,000.00	34,000.00	29,994.00	4,006.00	40,000.00
7690 MISC LANDSCAPE	200.00	55.00	145.00	2,000.00	2,691.42	(691.42)	2,400.00
<b>TOTAL GROUNDS MAINT</b>	6,220.00	3,507.00	2,713.00	73,283.00	71,518.56	1,764.44	86,223.00
<b>TOTAL EXPENSES</b>	24,644.00	24,805.37	(161.37)	259,893.00	256,067.97	3,825.03	305,676.00
<b>NET PROFIT/LOSS</b>	829.00	582.76	(246.24)	(5,163.00)	(160.03)	5,002.97	0.00

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
<b>RESERVE REVENUE</b>							
9200 TRANSFER TO RESERVES	5,084.00	5,084.00	0.00	50,840.00	50,840.00	0.00	61,008.00
9268 COMCAST SHARED REVENUE	0.00	0.00	0.00	0.00	1,782.82	1,782.82	0.00
9350 INTEREST INCOME	0.00	1.42	1.42	0.00	15.02	15.02	0.00
<b>TOTAL REVENUE</b>	<b>5,084.00</b>	<b>5,085.42</b>	<b>1.42</b>	<b>50,840.00</b>	<b>52,637.84</b>	<b>1,797.84</b>	<b>61,008.00</b>
<b>EXPENSE</b>							
<b>RESERVE EXPENSE</b>							
9536 BALCONY/RAILINGS	0.00	0.00	0.00	0.00	4,885.00	(4,885.00)	0.00
9540 CONCRETE	0.00	(1,575.00)	1,575.00	0.00	(1,575.00)	1,575.00	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
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>(1,575.00)</b>	<b>1,575.00</b>	<b>0.00</b>	<b>9,715.00</b>	<b>(9,715.00)</b>	<b>0.00</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>5,084.00</b>	<b>6,660.42</b>	<b>1,576.42</b>	<b>50,840.00</b>	<b>42,922.84</b>	<b>(7,917.16)</b>	<b>61,008.00</b>

**AP Check Register**

**CRT - Creekside Townhomes**

**Date Range : 10/1/2021 To 10/31/2021 For Cash Account 1**

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002111	10/18/2021	ANI	Animal & Pest Control	02953	79378	10/18/2021	135.00	0.00	135.00	
				02954	79808	10/18/2021	135.00	0.00	135.00	
				<b>Total for Check Number 002111</b>			270.00	0.00	270.00	270.00
002112	10/18/2021	BLA	Blackfeet Lighting & Electrical Techn	02955	681	10/18/2021	205.00	0.00	205.00	
				02956	682	10/18/2021	240.00	0.00	240.00	
				<b>Total for Check Number 002112</b>			445.00	0.00	445.00	445.00
002113	10/18/2021	CRE	Creekside Townhome Assoc	02896	reserves	10/20/2021	5,084.00	0.00	5,084.00	5,084.00
002114	10/18/2021	HAM	Hampden Press	02957	199374	10/18/2021	295.39	0.00	295.39	295.39
002115	10/18/2021	JOH	Tobey & Johnston	02958	129137	10/18/2021	15.00	0.00	15.00	15.00
002116	10/18/2021	KRE	Steve Krett	02959	reimb	10/18/2021	22.58	0.00	22.58	22.58
002117	10/18/2021	PER	Perennial Lawn	02960	202132	10/18/2021	3,237.00	0.00	3,237.00	3,237.00
002118	10/18/2021	REA	Reasonable Roof Repairs	02961	1179	10/18/2021	285.00	0.00	285.00	285.00
002119	10/18/2021	WAS	WM Corp Services Inc	02962	146612501784	10/18/2021	1,516.99	0.00	1,516.99	1,516.99
<b>Cash Account 1 Totals</b>							<b>11,170.96</b>	<b>0.00</b>	<b>11,170.96</b>	<b>11,170.96</b>
<b>Property/Company Totals for Creekside Townhomes</b>							<b>11,170.96</b>	<b>0.00</b>	<b>11,170.96</b>	<b>11,170.96</b>