

CREEKSIDE TOWNHOME ASSOCIATION

AS OF JULY 31, 2021

**ASSETS**

**CASH**

1012 CASH-US BANK	21,639.62
1022 RES-US BANK MM	<u>332,795.52</u>

<b>TOTAL CASH</b>	<u>354,435.14</u>
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**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	2,952.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	<u>36,500.00</u>

<b>TOTAL RECEIVABLES</b>	<u>48,426.23</u>
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<b>TOTAL ASSETS</b>	<u>402,861.37</u>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	11,525.00
2190 DUE TO RESERVES	<u>36,500.00</u>

<b>TOTAL LIABILITIES</b>	<u>48,025.00</u>
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**EQUITY**

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	33,024.98
2941 CURRENT EARNINGS	(33,024.98)
2950 RESERVE FUND-PRIOR	349,059.62
2955 RESERVE FUND-CURRENT	34,281.66
2960 OPERATING FUND-PRIOR	(59,366.23)
2965 OPERATING FD-CURRENT	<u>(1,256.68)</u>

<b>TOTAL EQUITY</b>	<u>354,836.37</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u>402,861.37</u>
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	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	\$218,400.00	\$218,400.00	\$0.00	\$374,400.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(616.00)	(616.00)	0.00	(1,056.00)
5114 HEAT TAPE REIMB	(795.00)	(795.00)	0.00	(5,565.00)	(5,565.00)	0.00	(9,540.00)
5210 LATE FEE CHARGE	0.00	30.00	30.00	0.00	220.00	220.00	0.00
5220 COLLECTION COST REC	240.00	962.00	722.00	1,680.00	1,357.00	(323.00)	2,880.00
5245 INTEREST INCOME	0.00	0.15	0.15	0.00	1.33	1.33	0.00
5247 COMCAST SHARE REVENUE	0.00	0.00	0.00	0.00	1,206.16	1,206.16	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	(35,588.00)	(35,588.00)	0.00	(61,008.00)
<b>TOTAL INCOME</b>	<b>25,473.00</b>	<b>26,225.15</b>	<b>752.15</b>	<b>178,311.00</b>	<b>178,909.49</b>	<b>598.49</b>	<b>305,676.00</b>
<b>EXPENSES</b>							
7030 MANAGEMENT FEES	1,310.00	1,310.00	0.00	9,170.00	9,170.00	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	862.00	(622.00)	1,680.00	1,357.00	323.00	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	45.04	24.96	490.00	162.56	327.44	1,388.00
7062 POSTAGE	25.00	21.73	3.27	175.00	146.05	28.95	300.00
7090 MISC ADMINISTRATIVE	140.00	181.00	(41.00)	980.00	1,317.00	(337.00)	1,680.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,785.00</b>	<b>2,419.77</b>	<b>(634.77)</b>	<b>13,095.00</b>	<b>12,452.61</b>	<b>642.39</b>	<b>22,868.00</b>
7130 INSURANCE	4,870.00	5,770.25	(900.25)	36,110.00	36,303.86	(193.86)	60,460.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>4,870.00</b>	<b>5,770.25</b>	<b>(900.25)</b>	<b>36,110.00</b>	<b>36,303.86</b>	<b>(193.86)</b>	<b>60,460.00</b>
7230 BLDG MAINT & SUPPLIE	250.00	851.13	(601.13)	1,750.00	2,456.11	(706.11)	3,000.00
7260 GUTTER MAINTENANCE	600.00	0.00	600.00	1,200.00	2,195.00	(995.00)	3,400.00
7270 ROOF REPAIRS	0.00	0.00	0.00	450.00	545.00	(95.00)	900.00
7290 OTHER BUILDING MAINT	160.00	0.00	160.00	1,120.00	0.00	1,120.00	1,920.00
<b>TOTAL BUILDING MAINT</b>	<b>1,010.00</b>	<b>851.13</b>	<b>158.87</b>	<b>4,520.00</b>	<b>5,196.11</b>	<b>(676.11)</b>	<b>9,220.00</b>
7320 ELECTRIC	74.00	71.92	2.08	518.00	463.09	54.91	885.00
7370 WATER/SEWER	11,000.00	10,551.15	448.85	57,000.00	50,241.90	6,758.10	101,200.00

Budget Comparison Report  
AS OF JULY 31, 2021

CREEKSIDE TOWNHOME ASSOCIATION

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	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	1,337.44	197.56	10,745.00	10,548.03	196.97	18,420.00
<b>TOTAL UTILITIES</b>	12,609.00	11,960.51	648.49	74,665.00	67,408.92	7,254.08	126,905.00
7410 LANDSCAPE MAINT	500.00	618.00	(118.00)	2,000.00	980.00	1,020.00	2,000.00
7415 LANDSCAPE CONTRACT	3,020.00	3,020.00	0.00	21,140.00	21,051.00	89.00	36,240.00
7430 TREE/SHRUB INSTALL	0.00	825.00	(825.00)	500.00	825.00	(325.00)	1,000.00
7440 SPRINKLER SYS MAINT	560.00	900.00	(340.00)	2,360.00	1,693.14	666.86	3,480.00
7526 PEST CONTROL	184.00	475.00	(291.00)	736.00	2,430.00	(1,694.00)	1,103.00
7630 SNOW REMOVAL	0.00	0.00	0.00	31,000.00	29,994.00	1,006.00	40,000.00
7690 MISC LANDSCAPE	200.00	475.00	(275.00)	1,400.00	1,831.53	(431.53)	2,400.00
<b>TOTAL GROUNDS MAINT</b>	4,464.00	6,313.00	(1,849.00)	59,135.00	58,804.67	331.33	86,223.00
<b>TOTAL EXPENSES</b>	24,738.00	27,314.66	(2,576.66)	187,524.00	180,166.17	7,357.83	305,676.00
<b>NET PROFIT/LOSS</b>	755.00	(1,089.51)	(1,824.51)	(9,213.00)	(1,256.68)	7,956.32	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	35,588.00	35,588.00	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	1.39	1.39	0.00	10.84	10.84	0.00
<b>TOTAL REVENUE</b>	5,084.00	5,085.39	1.39	35,588.00	37,381.66	1,793.66	61,008.00
<b>EXPENSE</b>							
9567 HEAT TAPE	0.00	0.00	0.00	0.00	3,100.00	(3,100.00)	0.00
<b>TOTAL EXPENSES</b>	0.00	0.00	0.00	0.00	3,100.00	(3,100.00)	0.00
<b>EXCESS/LOSS OF RESERVES</b>	5,084.00	5,085.39	1.39	35,588.00	34,281.66	(1,306.34)	61,008.00

**AP Check Register**

CRT - Creekside Townhomes

Date Range : 7/1/2021 To 7/31/2021 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002088	07/19/2021	ANI	Animal & Pest Control	02931	76281	07/19/2021	475.00	0.00	475.00	475.00
002089	07/19/2021	BAC	Backflowtech	02932	130656	07/19/2021	198.14	0.00	198.14	
				02939	130656	07/22/2021	-198.14	0.00	-198.14	
<b>Total for Check Number 002089</b>							0.00	0.00	0.00	0.00
002090	07/19/2021	BLA	Blackfeet Lighting & Electrical Techn	02933	665	07/19/2021	127.50	0.00	127.50	127.50
002091	07/19/2021	CRE	Creekside Townhome Assoc	02893	reserves	07/20/2021	5,084.00	0.00	5,084.00	5,084.00
002092	07/19/2021	JOH	Tobey & Johnston	02934	c0424	07/19/2021	862.00	0.00	862.00	862.00
002093	07/19/2021	KRF	Steve Krett	02935	reimb	07/19/2021	137.09	0.00	137.09	137.09
002094	07/19/2021	PER	Perennial Lawn	02936	202129	07/19/2021	5,838.00	0.00	5,838.00	5,838.00
002095	07/19/2021	WAS	WM Corp Services Inc	02937	132699501780	07/19/2021	1,337.44	0.00	1,337.44	1,337.44
002096	07/19/2021	WIS	Mark Wiseman	02938	11341	07/19/2021	586.54	0.00	586.54	586.54
<b>Cash Account 1 Totals</b>							<b>14,447.57</b>	<b>0.00</b>	<b>14,447.57</b>	<b>14,447.57</b>
<b>Property/Company Totals for Creekside Townhomes</b>							<b>14,447.57</b>	<b>0.00</b>	<b>14,447.57</b>	<b>14,447.57</b>