

CREEKSIDE TOWNHOME ASSOCIATION

AS OF AUGUST 31, 2021

ASSETS

CASH

1012 CASH-US BANK	22,780.48
1022 RES-US BANK MM	<u>329,820.92</u>

TOTAL CASH	<u>352,601.40</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	3,632.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	<u>36,500.00</u>

TOTAL RECEIVABLES	<u>49,106.23</u>
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TOTAL ASSETS	<u>401,707.63</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	12,445.00
2190 DUE TO RESERVES	<u>36,500.00</u>

TOTAL LIABILITIES	<u>48,945.00</u>
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EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	30,951.24
2941 CURRENT EARNINGS	(30,951.24)
2950 RESERVE FUND-PRIOR	349,059.62
2955 RESERVE FUND-CURRENT	31,307.06
2960 OPERATING FUND-PRIOR	(59,366.23)
2965 OPERATING FD-CURRENT	<u>(355.82)</u>

TOTAL EQUITY	<u>352,762.63</u>
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TOT LIABILITY AND EQUITY	<u>401,707.63</u>
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	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
INCOME							
5110 ASSESSMENTS	\$31,200.00	\$31,200.00	\$0.00	\$249,600.00	\$249,600.00	\$0.00	\$374,400.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(704.00)	(704.00)	0.00	(1,056.00)
5114 HEAT TAPE REIMB	(795.00)	(795.00)	0.00	(6,360.00)	(6,360.00)	0.00	(9,540.00)
5210 LATE FEE CHARGE	0.00	50.00	50.00	0.00	270.00	270.00	0.00
5220 COLLECTION COST REC	240.00	15.00	(225.00)	1,920.00	1,372.00	(548.00)	2,880.00
5245 INTEREST INCOME	0.00	0.14	0.14	0.00	1.47	1.47	0.00
5247 COMICAST SHARE REVENUE	0.00	1,220.09	1,220.09	0.00	2,420.25	2,420.25	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	(40,672.00)	(40,672.00)	0.00	(61,008.00)
TOTAL INCOME	25,473.00	25,518.23	1,045.23	203,784.00	205,427.72	1,643.72	305,676.00
EXPENSES							
7030 MANAGEMENT FEES	1,310.00	1,310.00	0.00	10,480.00	10,480.00	0.00	15,720.00
7040 LEGAL FEES	300.00	0.00	300.00	600.00	0.00	600.00	600.00
7045 LEGAL COLLECTIONS	240.00	115.00	125.00	1,920.00	1,472.00	448.00	2,860.00
7055 AUDIT FEES	0.00	0.00	0.00	300.00	300.00	0.00	300.00
7060 PRINTING & COPYING	70.00	58.36	11.64	560.00	220.92	339.08	1,388.00
7062 POSTAGE	25.00	14.07	10.93	200.00	160.12	39.88	300.00
7090 MISC ADMINISTRATIVE	140.00	181.00	(41.00)	1,120.00	1,498.00	(378.00)	1,680.00
TOTAL ADMINISTRATIVE	2,085.00	1,678.43	406.57	15,130.00	14,131.04	1,048.96	22,868.00
7130 INSURANCE	4,870.00	5,753.00	(883.00)	40,980.00	42,056.86	(1,076.86)	60,460.00
TOTAL TAXES & INSURANCE	4,870.00	5,753.00	(883.00)	40,980.00	42,056.86	(1,076.86)	60,460.00
7230 BLDG MAINT & SUPPLIE	250.00	0.00	250.00	2,000.00	2,456.11	(456.11)	3,000.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	1,200.00	2,195.00	(995.00)	3,400.00
7270 ROOF REPAIRS	150.00	0.00	150.00	600.00	545.00	55.00	900.00
7290 OTHER BUILDING MAINT	160.00	0.00	160.00	1,280.00	0.00	1,280.00	1,920.00
TOTAL BUILDING MAINT	560.00	0.00	560.00	5,080.00	5,196.11	(116.11)	9,220.00
7320 ELECTRIC	74.00	71.90	2.10	592.00	534.99	57.01	885.00
7370 WATER/SEWER	11,000.00	11,811.00	(811.00)	68,030.00	62,052.90	5,947.10	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	1,542.15	(7.15)	12,280.00	12,090.18	189.82	18,420.00
TOTAL UTILITIES	12,609.00	13,425.05	(816.05)	87,272.00	80,833.97	6,438.03	126,905.00
7410 LANDSCAPE MAINT	0.00	0.00	0.00	2,000.00	980.00	1,020.00	2,000.00
7415 LANDSCAPE CONTRACT	3,020.00	3,020.00	0.00	24,160.00	24,071.00	89.00	36,240.00
7430 TREE/SHRUB INSTALL	0.00	65.00	(65.00)	500.00	890.00	(390.00)	1,000.00
7440 SPRINKLER SYS MAINT	560.00	871.00	(311.00)	2,920.00	2,564.14	355.86	3,480.00
7526 PEST CONTROL	184.00	0.00	184.00	920.00	2,430.00	(1,510.00)	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	804.89	(604.89)	1,600.00	2,636.42	(1,036.42)	2,400.00
TOTAL GROUNDS MAINT	3,964.00	4,760.89	(796.89)	63,100.00	63,565.56	(465.56)	86,223.00
TOTAL EXPENSES	24,088.00	25,617.37	(1,529.37)	211,612.00	205,783.54	5,828.46	305,676.00
NET PROFIT/LOSS	1,385.00	900.86	(484.14)	(7,828.00)	(355.82)	7,472.18	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	40,672.00	40,672.00	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	1.40	1.40	0.00	12.24	12.24	0.00
TOTAL REVENUE	5,084.00	5,085.40	1.40	40,672.00	42,467.06	1,795.06	61,008.00
EXPENSE							
9536 BALCONY/RAILINGS	0.00	4,885.00	(4,885.00)	0.00	4,885.00	(4,885.00)	0.00
9563 LANDSCAPE	0.00	3,175.00	(3,175.00)	0.00	3,175.00	(3,175.00)	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	8,060.00	(8,060.00)	0.00	11,160.00	(11,160.00)	0.00
EXCESS/LOSS OF RESERVES	5,084.00	(2,974.60)	(8,058.60)	40,672.00	31,307.06	(9,364.94)	61,008.00

AP Check Register

CRT - Creekside Townhomes

Date Range : 8/1/2021 To 8/31/2021 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002097	08/17/2021	CRE	Creekside Townhome Assoc	02894	reserves	08/20/2021	5,084.00	0.00	5,084.00	5,084.00
002098	08/17/2021	HIG	High Country Painting	02940	325	08/17/2021	4,885.00	0.00	4,885.00	4,885.00
002099	08/17/2021	JOH	Tobey & Johnston	02941	128821	08/17/2021	15.00	0.00	15.00	15.00
002100	08/17/2021	MUT	Mutt Mitt	02942	429201	08/17/2021	593.89	0.00	593.89	593.89
002101	08/17/2021	PER	Perennial Lawn	02943	1175	08/17/2021	3,175.00	0.00	3,175.00	3,175.00
002102	08/17/2021	PER	Perennial Lawn	02944	202130	08/17/2021	4,167.00	0.00	4,167.00	4,167.00
002103	08/17/2021	WAS	WM Corp Services Inc	02945	136094101781	08/17/2021	1,542.15	0.00	1,542.15	1,542.15
Cash Account 1 Totals							19,462.04	0.00	19,462.04	19,462.04
Property/Company Totals for Creekside Townhomes							19,462.04	0.00	19,462.04	19,462.04