

CREEKSIDE TOWNHOME ASSOCIATION

AS OF SEPTEMBER 30, 2021

ASSETS

CASH

1012 CASH-US BANK	21,464.51
1022 RES-US BANK MM	<u>334,776.28</u>

TOTAL CASH	<u>356,240.79</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	3,223.00
1115 ALLOW FOR BAD DEBT	8,974.23
1130 DUE FROM OPERATING	<u>36,500.00</u>

TOTAL RECEIVABLES	<u>48,697.23</u>
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TOTAL ASSETS	<u>404,938.02</u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	11,107.00
2190 DUE TO RESERVES	<u>36,500.00</u>

TOTAL LIABILITIES	<u>47,607.00</u>
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EQUITY

2930 WORKING CAPITAL	32,118.00
2940 CURRENT EARNINGS	35,519.63
2941 CURRENT EARNINGS	(35,519.63)
2950 RESERVE FUND-PRIOR	349,059.62
2955 RESERVE FUND-CURRENT	36,262.42
2960 OPERATING FUND-PRIOR	(59,366.23)
2965 OPERATING FD-CURRENT	<u>(742.79)</u>

TOTAL EQUITY	<u>357,331.02</u>
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TOT LIABILITY AND EQUITY	<u>404,938.02</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	\$280,800.00	\$280,800.00	\$0.00	\$374,400.00
5113 LIGHTING REIMB	(88.00)	(88.00)	0.00	(792.00)	(792.00)	0.00	(1,056.00)
5114 HEAT TAPE REIMB	(795.00)	(795.00)	0.00	(7,155.00)	(7,155.00)	0.00	(9,540.00)
5210 LATE FEE CHARGE	0.00	30.00	30.00	0.00	300.00	300.00	0.00
5220 COLLECTION COST REC	240.00	195.00	(45.00)	2,160.00	1,567.00	(593.00)	2,880.00
5245 INTEREST INCOME	0.00	0.12	0.12	0.00	1.59	1.59	0.00
5247 COMICAST SHARE REVENUE	0.00	(366.03)	(366.03)	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	(45,756.00)	(45,756.00)	0.00	(61,008.00)
<b>TOTAL INCOME</b>	<b>25,473.00</b>	<b>25,092.09</b>	<b>(380.91)</b>	<b>229,257.00</b>	<b>230,519.81</b>	<b>1,262.81</b>	<b>305,676.00</b>
<b>EXPENSES</b>							
7030 MANAGEMENT FEES	1,310.00	1,310.00	0.00	11,790.00	11,790.00	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	195.00	(45.00)	2,160.00	1,667.00	493.00	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	40.90	29.10	630.00	261.82	368.18	1,388.00
7062 POSTAGE	25.00	22.24	2.76	225.00	182.36	42.64	300.00
7090 MISC ADMINISTRATIVE	140.00	231.00	(91.00)	1,260.00	1,729.00	(469.00)	1,680.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,785.00</b>	<b>1,795.14</b>	<b>(14.14)</b>	<b>16,965.00</b>	<b>15,930.18</b>	<b>1,034.82</b>	<b>22,868.00</b>
7130 INSURANCE	4,870.00	5,753.00	(883.00)	45,850.00	47,809.86	(1,959.86)	60,450.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>4,870.00</b>	<b>5,753.00</b>	<b>(883.00)</b>	<b>45,850.00</b>	<b>47,809.86</b>	<b>(1,959.86)</b>	<b>60,450.00</b>
7230 BLDG MAINT & SUPPLIE	250.00	17.27	232.73	2,250.00	2,473.38	(223.38)	9,000.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	1,200.00	2,195.00	(995.00)	3,400.00
7270 ROOF REPAIRS	0.00	0.00	0.00	600.00	545.00	55.00	900.00
7290 OTHER BUILDING MAINT	160.00	0.00	160.00	1,440.00	0.00	1,440.00	1,920.00
<b>TOTAL BUILDING MAINT</b>	<b>410.00</b>	<b>17.27</b>	<b>392.73</b>	<b>5,490.00</b>	<b>5,213.38</b>	<b>276.62</b>	<b>9,220.00</b>
7320 ELECTRIC	74.00	71.78	2.22	666.00	606.77	59.23	885.00
7370 WATER/SEWER	11,000.00	11,858.18	(858.18)	79,000.00	73,911.08	5,088.92	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	1,533.69	1.31	13,815.00	13,623.87	191.13	18,420.00
<b>TOTAL UTILITIES</b>	12,609.00	13,463.65	(854.65)	99,881.00	94,297.62	5,583.38	126,905.00
7410 LANDSCAPE MAINT	0.00	135.00	(135.00)	2,000.00	1,115.00	885.00	2,000.00
7415 LANDSCAPE CONTRACT	3,020.00	3,020.00	0.00	27,180.00	27,091.00	89.00	36,240.00
7430 TREE/SHRUB INSTALL	0.00	330.00	(330.00)	500.00	1,220.00	(720.00)	1,000.00
7440 SPRINKLER SYS MAINT	560.00	691.00	(131.00)	3,480.00	3,255.14	224.86	3,480.00
7526 PEST CONTROL	183.00	270.00	(87.00)	1,103.00	2,700.00	(1,597.00)	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	0.00	200.00	1,800.00	2,636.42	(836.42)	2,400.00
<b>TOTAL GROUNDS MAINT</b>	3,963.00	4,446.00	(483.00)	67,063.00	68,011.56	(948.56)	86,223.00
<b>TOTAL EXPENSES</b>	23,657.00	25,479.06	(1,842.06)	235,249.00	231,262.60	3,986.40	305,676.00
<b>NET PROFIT/LOSS</b>	1,856.00	(386.97)	(2,222.97)	(5,992.00)	(742.79)	5,249.21	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	45,756.00	45,756.00	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	1.36	1.36	0.00	13.60	13.60	0.00
<b>TOTAL REVENUE</b>	<b>5,084.00</b>	<b>5,085.36</b>	<b>1.36</b>	<b>45,756.00</b>	<b>47,552.42</b>	<b>1,796.42</b>	<b>61,008.00</b>
<b>EXPENSE</b>							
9536 BALCONY/RAILINGS	0.00	0.00	0.00	0.00	4,885.00	(4,885.00)	0.00
9563 LANDSCAPE	0.00	130.00	(130.00)	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>130.00</b>	<b>(130.00)</b>	<b>0.00</b>	<b>11,290.00</b>	<b>(11,290.00)</b>	<b>0.00</b>

**RESERVE EXPENSE**

9536 BALCONY/RAILINGS	0.00	0.00	0.00	0.00	4,885.00	(4,885.00)	0.00
9563 LANDSCAPE	0.00	130.00	(130.00)	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>130.00</b>	<b>(130.00)</b>	<b>0.00</b>	<b>11,290.00</b>	<b>(11,290.00)</b>	<b>0.00</b>

**EXCESS/LOSS OF RESERVES**

<b>EXCESS/LOSS OF RESERVES</b>	<b>5,084.00</b>	<b>4,955.36</b>	<b>(128.64)</b>	<b>45,756.00</b>	<b>36,262.42</b>	<b>(9,493.58)</b>	<b>61,008.00</b>
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**AP Check Register**

CRT - Creekside Townhomes

Date Range : 9/1/2021 To 9/30/2021 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
002104	09/13/2021	ANI	Animal & Pest Control	02946	78544	09/13/2021	135.00	0.00	135.00	
				02947	78838	09/13/2021	135.00	0.00	135.00	
<b>Total for Check Number 002104</b>							270.00	0.00	270.00	270.00
002105	09/13/2021	COM	Communications Consulting Group	02948	19292	09/13/2021	366.03	0.00	366.03	366.03
002106	09/13/2021	CRE	Creekside Townhome Assoc	02895	reserves	09/20/2021	5,084.00	0.00	5,084.00	5,084.00
002107	09/13/2021	JOH	Tobey & Johnston	02949	128983	09/13/2021	195.00	0.00	195.00	195.00
002108	09/13/2021	KRE	Steve Krett	02950	reimb	09/13/2021	17.27	0.00	17.27	17.27
002109	09/13/2021	PER	Perennial Lawn	02951	202131	09/13/2021	4,306.00	0.00	4,306.00	4,306.00
002110	09/13/2021	WAS	WM Corp Services Inc	02952	141594101786	09/13/2021	1,533.69	0.00	1,533.69	1,533.69
<b>Cash Account 1 Totals</b>							<b>11,771.99</b>	<b>0.00</b>	<b>11,771.99</b>	<b>11,771.99</b>
<b>Property/Company Totals for Creekside Townhomes</b>							<b>11,771.99</b>	<b>0.00</b>	<b>11,771.99</b>	<b>11,771.99</b>