

Creekwood Townhome Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Deferred Maintenance Fund	All Funds
	As of 07/31/2019	As of 07/31/2019	As of 07/31/2019
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	73,944	0	73,944
Cash - Deferred Maintenance	0	150,949	150,949
Accounts Receivable	16,291	0	16,291
Allowance for Bad Debts	(120)	0	(120)
Prepaid Insurance	970	0	970
Interfund Assets (Liabilities)	(1,000)	1,000	0
Total Current Assets	<u>90,085</u>	<u>151,949</u>	<u>242,034</u>
Other Assets			
Other Assets - Refundable Deposits	3,282	0	3,282
Deposits - Utility	189	0	189
Total Other Assets	<u>3,471</u>	<u>0</u>	<u>3,471</u>
TOTAL ASSETS	<u>93,556</u>	<u>151,949</u>	<u>245,505</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	5,769	0	5,769
Prepaid Assessments	18,537	0	18,537
Other Current Liabilities	3,551	0	3,551
Other Accrued Expenses	1,554	0	1,554
Management Company Clearance Account	750	0	750
Total Current Liabilities	<u>30,161</u>	<u>0</u>	<u>30,161</u>
TOTAL LIABILITIES	<u>30,161</u>	<u>0</u>	<u>30,161</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	16,948	128,017	144,964
YTD Net Surplus (Deficit)	46,448	23,933	70,380
TOTAL FUND BALANCES	<u>63,395</u>	<u>151,949</u>	<u>215,344</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>93,556</u>	<u>151,949</u>	<u>245,505</u>

Unaudited

Creekwood Townhome Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)
Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 07/31/2019				YTD 07/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	25,263	30,240	(4,977)	(16%)	161,453	211,680	(50,227)	(24%)	362,880	201,427	56%
TOTAL Regular Assessments	25,263	30,240	(4,977)	(16%)	161,453	211,680	(50,227)	(24%)	362,880	201,427	56%
Other Assessments											
Initial Assessment	1,500	0	1,500	100%	1,500	0	1,500	100%	0	(1,500)	0%
Working Capital Assessment	500	0	500	100%	500	0	500	100%	0	(500)	0%
TOTAL Other Assessments	2,000	0	2,000	100%	2,000	0	2,000	100%	0	(2,000)	0%
Assessment Allocation											
Assessment Allocation	(11,952)	(11,952)	0	0%	(23,903)	(83,662)	59,758	(71%)	(143,420)	(119,516)	83%
TOTAL Assessment Allocation	(11,952)	(11,952)	0	0%	(23,903)	(83,662)	59,758	(71%)	(143,420)	(119,516)	83%
TOTAL Assessments	15,311	18,288	(2,977)	(16%)	139,550	128,018	11,532	9%	219,460	79,910	36%
Other Income											
Late Payment Charges	0	0	0	0%	590	0	590	100%	0	(590)	0%
Miscellaneous Income	198	0	198	100%	1,020	0	1,020	100%	0	(1,020)	0%
Advertising	0	0	0	0%	0	0	0	100%	0	0	0%
Finance Fees	0	0	0	0%	31	0	31	100%	0	(31)	0%
TOTAL Other Income	198	0	198	100%	1,642	0	1,642	100%	0	(1,642)	0%
TOTAL Revenues	15,510	18,288	(2,779)	(15%)	141,192	128,018	13,174	10%	219,460	78,268	36%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Utilities											
Electricity - Amenity Center	208	208	0	0%	553	1,458	905	62%	2,500	1,947	78%
Electricity - Entry	0	33	33	100%	110	233	123	53%	400	290	72%
Electricity - Irrigation	37	517	479	93%	921	3,617	2,696	75%	6,200	5,279	85%
Electricity - Streetlights	1,120	1,250	130	10%	7,885	8,750	865	10%	15,000	7,115	47%
Telephone/Gate Access Control	236	158	(77)	(49%)	386	1,108	723	65%	1,900	1,514	80%
Water/Sewer-Amenity Center	266	542	276	51%	733	3,792	3,059	81%	6,500	5,767	89%
TOTAL Utilities	1,867	2,708	841	31%	10,588	18,958	8,370	44%	32,500	21,912	67%
Grounds Maintenance											
Landscape Contract	4,384	4,445	61	1%	30,688	31,115	427	1%	53,340	22,652	42%
Mulch	0	1,560	1,560	100%	9,180	10,920	1,740	16%	18,720	9,540	51%

Unaudited

Creekwood Townhome Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 07/31/2019				YTD 07/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Pond/Lake Maintenance	275	275	0	0%	1,100	1,925	825	43%	3,300	2,200	67%
Landscape Repairs & Maint	0	825	825	100%	0	5,775	5,775	100%	9,900	9,900	100%
Irrigation/Well Maint/Replace	318	375	57	15%	542	2,625	2,083	79%	4,500	3,958	88%
Termite Warranty Program	0	504	504	100%	5,562	3,528	(2,034)	(58%)	6,048	486	8%
Pest Control	2,322	1,008	(1,314)	(130%)	2,322	7,058	4,736	67%	12,100	9,778	81%
TOTAL Grounds Maintenance	7,299	8,992	1,694	19%	49,394	62,946	13,552	22%	107,908	58,514	54%
Clubhouse and Pool											
Pool Maintenance Contract	800	800	0	0%	5,625	5,600	(25)	0%	9,600	3,975	41%
Pool Expense - Other	0	0	0	0%	435	0	(435)	(100%)	0	(435)	0%
Permits	0	0	0	0%	0	250	250	100%	250	250	100%
Pool Supplies and Repairs	670	150	(520)	(347%)	670	1,050	380	36%	1,900	1,230	65%
Amenity Center Repairs/Maint	(293)	333	626	188%	1,385	2,333	948	41%	4,000	2,615	65%
Janitorial Supplies	(188)	167	355	213%	717	1,167	449	39%	2,000	1,283	64%
Janitorial Services	(440)	817	1,257	154%	1,760	5,717	3,957	69%	9,800	8,040	82%
Social / Community Events	0	100	100	100%	0	700	700	100%	1,300	1,300	100%
TOTAL Clubhouse and Pool	549	2,367	1,818	77%	10,593	16,817	6,224	37%	28,850	18,257	63%
Repairs/Maint - General											
Gate Maintenance Contract	0	50	50	100%	870	350	(520)	(149%)	600	(270)	(45%)
Towing Contract or Services	0	217	217	100%	0	1,517	1,517	100%	2,600	2,600	100%
Amenity Access Systems	0	0	0	0%	218	0	(218)	(100%)	0	(218)	0%
General Maintenance and Repair	2,850	1,292	(1,558)	(121%)	7,250	9,042	1,792	20%	15,500	8,250	53%
TOTAL Repair/Maint - General	2,850	1,558	(1,292)	(83%)	8,338	10,908	2,570	24%	18,700	10,362	55%
Security and Patrols											
Security and Patrols	0	0	0	0%	153	0	(153)	(100%)	0	(153)	0%
TOTAL Security and Patrols	0	0	0	0%	153	0	(153)	(100%)	0	(153)	0%
Taxes - Personal Property											
General	0	0	0	0%	190	0	(190)	(100%)	0	(190)	0%
TOTAL Taxes - Personal Property	0	0	0	0%	190	0	(190)	(100%)	0	(190)	0%
Trash Removal											
Trash Removal	(103)	0	103	100%	50	0	(50)	(100%)	0	(50)	0%
TOTAL Trash Removal	(103)	0	103	100%	50	0	(50)	(100%)	0	(50)	0%
TOTAL Direct Operating Expenses	12,462	15,626	3,164	20%	79,306	109,630	30,324	28%	187,958	108,652	58%
General and Administrative Expenses											

Unaudited

Creekwood Townhome Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 07/31/2019				YTD 07/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Expenses											
Professional Fees											
Income Tax Preparation	0	0	0	0%	0	3,090	3,090	100%	3,090	3,090	100%
Legal and Professional Fees	0	0	0	0%	0	1,000	1,000	100%	1,500	1,500	100%
TOTAL Professional Fees	0	0	0	0%	0	4,090	4,090	100%	4,590	4,590	100%
Bad Debts											
Bad Debts	0	250	250	100%	0	1,750	1,750	100%	3,000	3,000	100%
TOTAL Bad Debts	0	250	250	100%	0	1,750	1,750	100%	3,000	3,000	100%
Bank Charges											
Bank Charges	0	0	0	0%	145	0	(145)	(100%)	0	(145)	0%
TOTAL Bank Charges	0	0	0	0%	145	0	(145)	(100%)	0	(145)	0%
Insurance											
General, Property & Liability	323	482	158	33%	4,274	3,373	(901)	(27%)	5,783	1,509	26%
TOTAL Insurance	323	482	158	33%	4,274	3,373	(901)	(27%)	5,783	1,509	26%
Management Fee											
Management Contract	1,232	1,064	(168)	(16%)	8,476	7,448	(1,028)	(14%)	12,768	4,292	34%
TOTAL Management Fee	1,232	1,064	(168)	(16%)	8,476	7,448	(1,028)	(14%)	12,768	4,292	34%
Administration											
Administration	0	0	0	0%	298	0	(298)	(100%)	0	(298)	0%
Corporate Annual Report	0	61	61	100%	61	61	0	0%	61	0	0%
Coupons	460	0	(460)	(100%)	460	0	(460)	(100%)	0	(460)	0%
Internet Access	0	0	0	0%	585	0	(585)	(100%)	0	(585)	0%
Miscellaneous	676	0	(676)	(100%)	676	0	(676)	(100%)	0	(676)	0%
Office Supplies	0	150	150	100%	425	1,050	625	60%	1,800	1,375	76%
Postage	0	0	0	0%	38	0	(38)	(100%)	0	(38)	0%
TOTAL Administration	1,136	211	(924)	(438%)	2,543	1,111	(1,432)	(129%)	1,861	(682)	(37%)
TOTAL General and Administrative Expenses	2,691	2,007	(684)	(34%)	15,439	17,773	2,334	13%	28,002	12,563	45%
TOTAL Operating Expenses	15,153	17,633	2,480	14%	94,745	127,402	32,658	26%	215,960	121,216	56%
Other Expenses											
Contingency	0	300	300	100%	0	2,100	2,100	100%	3,500	3,500	100%
TOTAL Other Expenses	0	300	300	100%	0	2,100	2,100	100%	3,500	3,500	100%
TOTAL Expenses	15,153	17,933	2,780	16%	94,745	129,502	34,758	27%	219,460	124,716	57%
NET SURPLUS (DEFICIT)	357	356	1	0%	46,448	(1,484)	47,932	(>999%)	0	(46,448)	0%

Unaudited

Creekwood Townhome Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)
Deferred Maintenance Fund
(Amounts rounded to nearest dollar)

	Month Ending 07/31/2019				YTD 07/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Assessment Allocation											
Assessment Allocation	11,952	11,952	0	0%	23,903	83,662	(59,758)	(71%)	143,420	119,516	83%
TOTAL Assessment Allocation	11,952	11,952	0	0%	23,903	83,662	(59,758)	(71%)	143,420	119,516	83%
TOTAL Assessments	11,952	11,952	0	0%	23,903	83,662	(59,758)	(71%)	143,420	119,516	83%
Other Income											
Interest Income	26	0	26	100%	29	0	29	100%	0	(29)	0%
TOTAL Other Income	26	0	26	100%	29	0	29	100%	0	(29)	0%
TOTAL Revenues	11,978	11,952	26	0%	23,933	83,662	(59,729)	(71%)	143,420	119,487	83%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	11,978	11,952	26	0%	23,933	83,662	(59,729)	(71%)	143,420	119,487	83%

Unaudited