

Creekwood Townhome Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Deferred Maintenance Fund	All Funds
	As of 11/30/2019	As of 11/30/2019	As of 11/30/2019
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	68,644	0	68,644
Cash - Deferred Maintenance	0	198,874	198,874
Accounts Receivable	20,285	0	20,285
Allowance for Bad Debts	(120)	0	(120)
Prepaid Insurance	5,473	0	5,473
Interfund Assets (Liabilities)	(1,000)	1,000	0
Total Current Assets	<u>93,283</u>	<u>199,874</u>	<u>293,157</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>96,754</u>	<u>199,874</u>	<u>296,628</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	1,601	0	1,601
Prepaid Assessments	20,688	0	20,688
Other Current Liabilities	3,551	0	3,551
Other Accrued Expenses	1,220	0	1,220
Management Company Clearance Account	1,000	0	1,000
Total Current Liabilities	<u>28,060</u>	<u>0</u>	<u>28,060</u>
TOTAL LIABILITIES	<u>28,060</u>	<u>0</u>	<u>28,060</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	16,948	128,017	144,964
YTD Net Surplus (Deficit)	51,747	71,858	123,604
TOTAL FUND BALANCES	<u>68,694</u>	<u>199,874</u>	<u>268,569</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>96,754</u>	<u>199,874</u>	<u>296,628</u>

Unaudited

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

(Amounts rounded to nearest dollar)

	Month Ending 11/30/2019				YTD 11/30/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	29,202	30,240	(1,038)	(3%)	269,905	332,640	(62,735)	(19%)	362,880	92,975	26%
TOTAL Regular Assessments	29,202	30,240	(1,038)	(3%)	269,905	332,640	(62,735)	(19%)	362,880	92,975	26%
Other Assessments											
Initial Assessment	4,500	0	4,500	100%	9,500	0	9,500	100%	0	(9,500)	0%
Working Capital Assessment	500	0	500	100%	1,000	0	1,000	100%	0	(1,000)	0%
TOTAL Other Assessments	5,000	0	5,000	100%	10,500	0	10,500	100%	0	(10,500)	0%
Assessment Allocation											
Assessment Allocation	(11,952)	(11,952)	0	0%	(71,710)	(131,468)	59,758	(45%)	(143,420)	(71,710)	50%
TOTAL Assessment Allocation	(11,952)	(11,952)	0	0%	(71,710)	(131,468)	59,758	(45%)	(143,420)	(71,710)	50%
TOTAL Assessments	22,251	18,288	3,962	22%	208,695	201,172	7,523	4%	219,460	10,765	5%
Other Income											
Late Payment Charges	425	0	425	100%	2,590	0	2,590	100%	0	(2,590)	0%
Lien Filing	0	0	0	0%	(174)	0	(174)	(100%)	0	174	100%
Late Payment Charges Waived	(175)	0	(175)	(100%)	(400)	0	(400)	(100%)	0	400	100%
Miscellaneous Income	0	0	0	0%	1,020	0	1,020	100%	0	(1,020)	0%
Advertising	0	0	0	0%	0	0	0	100%	0	0	0%
Finance Fees	146	0	146	100%	527	0	527	100%	0	(527)	0%
TOTAL Other Income	396	0	396	100%	3,564	0	3,564	100%	0	(3,564)	0%
TOTAL Revenues	22,646	18,288	4,358	24%	212,259	201,172	11,088	6%	219,460	7,201	3%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - Amenity Center	286	208	(78)	(37%)	1,897	2,292	395	17%	2,500	603	24%
Electricity - Entry	21	33	12	37%	163	367	203	55%	400	237	59%
Electricity - Irrigation	129	517	388	75%	1,460	5,683	4,223	74%	6,200	4,740	76%
Electricity - Streetlights	1,110	1,250	140	11%	12,356	13,750	1,394	10%	15,000	2,644	18%
Telephone/Gate Access Control	129	158	30	19%	881	1,742	861	49%	1,900	1,019	54%
Water/Sewer-Amenity Center	102	542	439	81%	1,189	5,958	4,769	80%	6,500	5,311	82%
TOTAL Electricity	1,777	2,708	932	34%	17,946	29,792	11,845	40%	32,500	14,554	45%
Grounds Maintenance											

Unaudited

Creekwood Townhome Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 11/30/2019				YTD 11/30/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Landscape Contract	4,674	4,445	(229)	(5%)	49,094	48,895	(199)	0%	53,340	4,246	8%
Mulch	0	1,560	1,560	100%	18,555	17,160	(1,395)	(8%)	18,720	165	1%
Pond/Lake Maintenance	275	275	0	0%	2,200	3,025	825	27%	3,300	1,100	33%
Landscape Repairs & Maint	0	825	825	100%	0	9,075	9,075	100%	9,900	9,900	100%
Irrigation/Well Maint/Replace	541	375	(166)	(44%)	1,892	4,125	2,233	54%	4,500	2,608	58%
Termite Warranty Program & Pest	0	504	504	100%	5,562	5,544	(18)	0%	6,048	486	8%
Pest Control	270	1,008	738	73%	6,156	11,092	4,936	44%	12,100	5,944	49%
TOTAL Grounds Maintenance	5,760	8,992	3,232	36%	83,459	98,916	15,457	16%	107,908	24,449	23%
Clubhouse and Pool											
Pool Maintenance Contract	800	800	0	0%	8,825	8,800	(25)	0%	9,600	775	8%
Furniture (non-capitalized)	599	0	(599)	(100%)	599	0	(599)	(100%)	0	(599)	0%
Pool Expense - Other	0	0	0	0%	435	0	(435)	(100%)	0	(435)	0%
Pool Permits	0	0	0	0%	250	250	0	0%	250	0	0%
Pool Supplies and Repairs	0	150	150	100%	1,083	1,650	567	34%	1,900	817	43%
Amenity Center Repairs/Maint	0	333	333	100%	1,522	3,667	2,145	58%	4,000	2,478	62%
Janitorial Supplies	0	167	167	100%	1,184	1,833	650	35%	2,000	816	41%
Janitorial Services	592	817	224	27%	5,927	8,983	3,056	34%	9,800	3,873	40%
Social / Community Events	0	100	100	100%	0	1,100	1,100	100%	1,300	1,300	100%
TOTAL Clubhouse and Pool	1,992	2,367	375	16%	19,826	26,283	6,458	25%	28,850	9,024	31%
Repairs/Maint - General											
Gate Maintenance Contract	0	50	50	100%	990	550	(440)	(80%)	600	(390)	(65%)
Towing Contract or Services	0	217	217	100%	0	2,383	2,383	100%	2,600	2,600	100%
Amenity Access Systems	0	0	0	0%	218	0	(218)	(100%)	0	(218)	0%
General Maintenance and Repair	594	1,292	698	54%	10,837	14,208	3,371	24%	15,500	4,663	30%
TOTAL Repair/Maint - General	594	1,558	964	62%	12,045	17,142	5,097	30%	18,700	6,655	36%
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	511	0	(511)	(100%)	701	0	(701)	(100%)	0	(701)	0%
TOTAL Taxes - Personal Property	511	0	(511)	(100%)	701	0	(701)	(100%)	0	(701)	0%
Trash Removal											
Trash Removal	0	0	0	0%	50	0	(50)	(100%)	0	(50)	0%

Unaudited

Creekwood Townhome Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 11/30/2019				YTD 11/30/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Trash Removal	0	0	0	0%	50	0	(50)	(100%)	0	(50)	0%
TOTAL Direct Operating Expenses	10,634	15,626	4,992	32%	134,180	172,132	37,952	22%	187,958	53,778	29%
General and Administrative 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%	114	1,500	1,386	92%	1,500	1,386	92%
TOTAL Professional Fees	0	0	0	0%	114	4,590	4,476	98%	4,590	4,476	98%
Bad Debts											
Bad Debts	0	250	250	100%	2,448	2,750	302	11%	3,000	552	18%
TOTAL Bad Debts	0	250	250	100%	2,448	2,750	302	11%	3,000	552	18%
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%
Collection Expense											
Collection Expense	85	0	(85)	(100%)	340	0	(340)	(100%)	0	(340)	0%
TOTAL Collection Expense	85	0	(85)	(100%)	340	0	(340)	(100%)	0	(340)	0%
Insurance											
General, Property & Liability	498	482	(16)	(3%)	5,743	5,301	(441)	(8%)	5,783	40	1%
TOTAL Insurance	498	482	(16)	(3%)	5,743	5,301	(441)	(8%)	5,783	40	1%
Management Fee											
Management Contract	1,012	1,064	52	5%	12,524	11,704	(820)	(7%)	12,768	244	2%
TOTAL Management Fee	1,012	1,064	52	5%	12,524	11,704	(820)	(7%)	12,768	244	2%
Administration											
Administration	135	0	(135)	(100%)	838	0	(838)	(100%)	0	(838)	0%
Corporate Annual Report	0	0	0	0%	61	61	0	0%	61	0	0%
Coupons	0	0	0	0%	520	0	(520)	(100%)	0	(520)	0%
Internet Access	0	0	0	0%	585	0	(585)	(100%)	0	(585)	0%
Miscellaneous	259	0	(259)	(100%)	2,552	0	(2,552)	(100%)	0	(2,552)	0%
Office Supplies	0	150	150	100%	425	1,650	1,225	74%	1,800	1,375	76%
Postage	0	0	0	0%	38	0	(38)	(100%)	0	(38)	0%
TOTAL Administration	394	150	(244)	(163%)	5,019	1,711	(3,308)	(193%)	1,861	(3,158)	(170%)
TOTAL General and Administrative Expenses	1,989	1,946	(43)	(2%)	26,332	26,056	(276)	(1%)	28,002	1,670	6%
TOTAL Operating Expenses	12,622	17,572	4,950	28%	160,513	198,189	37,676	19%	215,960	55,447	26%

Unaudited

Creekwood Townhome Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 11/30/2019				YTD 11/30/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Other Expenses											
Contingency	0	300	300	100%	0	3,300	3,300	100%	3,500	3,500	100%
TOTAL Other Expenses	0	300	300	100%	0	3,300	3,300	100%	3,500	3,500	100%
TOTAL Expenses	12,622	17,872	5,250	29%	160,513	201,489	40,976	20%	219,460	58,947	27%
NET SURPLUS (DEFICIT)	10,024	417	9,608	>999%	51,747	(317)	52,064	0	(51,747)	0%	

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

	Month Ending 11/30/2019				YTD 11/30/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Assessment Allocation											
Assessment Allocation	11,952	11,952	0	0%	71,710	131,468	(59,758)	(45%)	143,420	71,710	50%
TOTAL Assessment Allocation	11,952	11,952	0	0%	71,710	131,468	(59,758)	(45%)	143,420	71,710	50%
TOTAL Assessments	11,952	11,952	0	0%	71,710	131,468	(59,758)	(45%)	143,420	71,710	50%
Other Income											
Interest Income	31	0	31	100%	148	0	148	100%	0	(148)	0%
TOTAL Other Income	31	0	31	100%	148	0	148	100%	0	(148)	0%
TOTAL Revenues	11,983	11,952	31	0%	71,858	131,468	(59,610)	(45%)	143,420	71,562	50%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	11,983	11,952	31	0%	71,858	131,468	(59,610)	(45%)	143,420	71,562	50%

Unaudited