

# Creekwood Townhome Association, Inc.

## Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Deferred Maintenance Fund	All Funds
	As of	As of	As of
	03/31/2020	03/31/2020	03/31/2020
	Actual	Actual	Actual
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund	45,862	0	45,862
Cash - Deferred Maintenance	0	306,990	306,990
Accounts Receivable	13,682	0	13,682
Allowance for Bad Debts	(120)	0	(120)
Prepaid Insurance	3,483	0	3,483
Interfund Assets (Liabilities)	(1,000)	1,000	0
Total Current Assets	61,907	307,990	369,897
Other Assets			
Other Assets - Refundable Deposits	3,282	0	3,282
Deposits - Utility	189	0	189
Total Other Assets	3,471	0	3,471
<b>TOTAL ASSETS</b>	<b>65,379</b>	<b>307,990</b>	<b>373,369</b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Accounts Payable	8,688	0	8,688
Prepaid Assessments	26,958	0	26,958
Other Current Liabilities	3,551	0	3,551
Other Accrued Expenses	4,884	0	4,884
Management Company Clearance Account	750	0	750
Total Current Liabilities	44,831	0	44,831
<b>TOTAL LIABILITIES</b>	<b>44,831</b>	<b>0</b>	<b>44,831</b>
FUND BALANCES			
Prior Years Surplus (Deficit)	13,447	271,621	285,068
YTD Net Surplus (Deficit)	7,101	36,369	43,470
<b>TOTAL FUND BALANCES</b>	<b>20,548</b>	<b>307,990</b>	<b>328,538</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>65,379</b>	<b>307,990</b>	<b>373,369</b>

Unaudited

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

(Amounts rounded to nearest dollar)

	Month Ending 03/31/2020				YTD 03/31/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessments</b>											
<b>Regular Assessments</b>											
Full Rate	30,240	30,240	0	0%	90,485	90,720	(235)	0%	362,880	272,395	75%
<b>Other Assessments</b>											
Initial Assessment	0	0	0	0%	500	0	500	100%	0	(500)	0%
Working Capital Assessment	1,000	0	1,000	100%	1,500	0	1,500	100%	0	(1,500)	0%
<b>TOTAL Other Assessments</b>	1,000	0	1,000	100%	2,000	0	2,000	100%	0	(2,000)	0%
<b>Assessment Allocation</b>											
Assessment Allocation	(12,083)	(12,083)	0	0%	(36,249)	(36,249)	0	0%	(145,000)	(108,751)	75%
<b>TOTAL Assessment Allocation</b>	(12,083)	(12,083)	0	0%	(36,249)	(36,249)	0	0%	(145,000)	(108,751)	75%
<b>TOTAL Assessments</b>	19,157	18,157	1,000	6%	56,236	54,471	1,765	3%	217,880	161,644	74%
<b>Other Income</b>											
Late Payment Charges	350	0	350	100%	1,375	0	1,375	100%	0	(1,375)	0%
Late Payment Charges Waived	(75)	0	(75)	(100%)	(475)	0	(475)	(100%)	0	475	100%
Finance Fees	38	0	38	100%	375	0	375	100%	0	(375)	0%
<b>TOTAL Other Income</b>	313	0	313	100%	1,275	0	1,275	100%	0	(1,275)	0%
<b>TOTAL Revenues</b>	19,470	18,157	1,313	7%	57,511	54,471	3,040	6%	217,880	160,369	74%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Utilities</b>											
Electricity - Amenity Center	298	118	(180)	(153%)	877	354	(523)	(148%)	1,421	544	38%
Electricity - Entry	21	114	93	81%	64	342	278	81%	1,366	1,302	95%
Electricity - Irrigation	81	350	269	77%	269	1,050	781	74%	4,200	3,931	94%
Electricity - Streetlights	1,116	1,283	167	13%	3,348	3,849	501	13%	15,400	12,052	78%
Telephone/Gate Access Control	0	50	50	100%	0	150	150	100%	600	600	100%
Water/Sewer-Amenity Center	907	266	(641)	(241%)	1,703	798	(905)	(113%)	3,188	1,485	47%
<b>TOTAL Utilities</b>	2,424	2,181	(243)	(11%)	6,261	6,543	282	4%	26,175	19,914	76%
<b>Grounds Maintenance</b>											
Landscape Contract	6,268	4,450	(1,818)	(41%)	18,896	13,350	(5,546)	(42%)	53,400	34,504	65%
Mulch	0	1,560	1,560	100%	0	4,680	4,680	100%	18,726	18,726	100%
Landscape - Other	0	83	83	100%	0	249	249	100%	1,000	1,000	100%
Pond/Lake Maintenance	0	275	275	100%	550	825	275	33%	3,300	2,750	83%

Unaudited

## Creekwood Townhome Association, Inc.

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

#### Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 03/31/2020				YTD 03/31/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Irrigation/Well Maint/Replace	595	300	(295)	(98%)	1,041	900	(141)	(16%)	3,600	2,559	71%
Termite Warranty Program & Pest	4,320	1,512	(2,808)	(186%)	5,940	4,536	(1,404)	(31%)	18,148	12,208	67%
<b>TOTAL Grounds Maintenance</b>	<b>11,184</b>	<b>8,180</b>	<b>(3,004)</b>	<b>(37%)</b>	<b>26,427</b>	<b>24,540</b>	<b>(1,887)</b>	<b>(8%)</b>	<b>98,174</b>	<b>71,747</b>	<b>73%</b>
<b>Clubhouse and Pool</b>											
Pool Maintenance Contract	800	800	0	0%	2,400	2,400	0	0%	9,600	7,200	75%
Pool Expense - Other	0	175	175	100%	0	525	525	100%	2,100	2,100	100%
Amenity Center Repairs/Maint	0	333	333	100%	0	999	999	100%	4,000	4,000	100%
Janitorial Supplies	0	167	167	100%	11	501	490	98%	2,000	1,989	99%
Janitorial Services	726	750	24	3%	1,716	2,250	534	24%	9,000	7,284	81%
Annual Meeting	0	100	100	100%	125	300	175	58%	1,200	1,075	90%
Homeowner Activities	0	200	200	100%	0	600	600	100%	2,400	2,400	100%
Winter	0	208	208	100%	0	624	624	100%	2,500	2,500	100%
<b>TOTAL Clubhouse and Pool</b>	<b>1,526</b>	<b>2,733</b>	<b>1,207</b>	<b>44%</b>	<b>4,252</b>	<b>8,199</b>	<b>3,947</b>	<b>48%</b>	<b>32,800</b>	<b>28,548</b>	<b>87%</b>
<b>Repairs/Maint - General</b>											
Gate Maintenance Contract	120	50	(70)	(140%)	360	150	(210)	(140%)	600	240	40%
Amenity Access Systems	0	67	67	100%	0	201	201	100%	800	800	100%
General Maintenance and Repair	398	1,550	1,152	74%	5,276	4,650	(626)	(13%)	18,600	13,324	72%
<b>TOTAL Repair/Maint - General</b>	<b>518</b>	<b>1,667</b>	<b>1,149</b>	<b>69%</b>	<b>5,636</b>	<b>5,001</b>	<b>(635)</b>	<b>(13%)</b>	<b>20,000</b>	<b>14,364</b>	<b>72%</b>
<b>TOTAL Direct Operating Expenses</b>	<b>15,651</b>	<b>14,761</b>	<b>(890)</b>	<b>(6%)</b>	<b>42,575</b>	<b>44,283</b>	<b>1,708</b>	<b>4%</b>	<b>177,149</b>	<b>134,574</b>	<b>76%</b>
<b>General and Administrative Expenses</b>											
<b>Professional Fees</b>											
Income Tax Preparation	0	250	250	100%	0	750	750	100%	3,000	3,000	100%
Legal and Professional Fees	212	300	89	30%	1,128	900	(228)	(25%)	3,600	2,472	69%
Reserve Study	0	375	375	100%	0	1,125	1,125	100%	4,500	4,500	100%
<b>TOTAL Professional Fees</b>	<b>212</b>	<b>925</b>	<b>714</b>	<b>77%</b>	<b>1,128</b>	<b>2,775</b>	<b>1,647</b>	<b>59%</b>	<b>11,100</b>	<b>9,972</b>	<b>90%</b>
<b>Bank Charges</b>											
Bank Charges	0	17	17	100%	0	51	51	100%	200	200	100%
<b>TOTAL Bank Charges</b>	<b>0</b>	<b>17</b>	<b>17</b>	<b>100%</b>	<b>0</b>	<b>51</b>	<b>51</b>	<b>100%</b>	<b>200</b>	<b>200</b>	<b>100%</b>
<b>Collection Expense</b>											
Collection Expense	85	85	0	0%	255	255	0	0%	1,020	765	75%
<b>TOTAL Collection Expense</b>	<b>85</b>	<b>85</b>	<b>0</b>	<b>0%</b>	<b>255</b>	<b>255</b>	<b>0</b>	<b>0%</b>	<b>1,020</b>	<b>765</b>	<b>75%</b>
<b>Insurance</b>											
Directors and Officers	0	104	104	100%	0	312	312	100%	1,250	1,250	100%

Unaudited

## Creekwood Townhome Association, Inc.

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

#### Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 03/31/2020				YTD 03/31/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
General, Property & Liability	498	433	(65)	(15%)	1,493	1,299	(194)	(15%)	5,200	3,707	71%
Worker's Compensation	0	81	81	100%	0	243	243	100%	976	976	100%
<b>TOTAL Insurance</b>	498	618	120	19%	1,493	1,854	361	19%	7,426	5,933	80%
<b>Management Fee</b>											
Management Contract	1,012	1,012	0	0%	3,036	3,036	0	0%	12,144	9,108	75%
<b>TOTAL Management Fee</b>	1,012	1,012	0	0%	3,036	3,036	0	0%	12,144	9,108	75%
<b>Administration</b>											
Administration	135	135	0	0%	405	405	0	0%	1,620	1,215	75%
Corporate Annual Report	0	9	9	100%	0	27	27	100%	113	113	100%
Coupons	12	0	(12)	(100%)	24	0	(24)	(100%)	0	(24)	0%
Internet Access	128	120	(8)	(7%)	384	360	(24)	(7%)	1,440	1,056	73%
Miscellaneous	491	0	(491)	(100%)	1,110	0	(1,110)	(100%)	0	(1,110)	0%
Office Supplies	0	150	150	100%	0	450	450	100%	1,800	1,800	100%
Postage	0	50	50	100%	0	150	150	100%	600	600	100%
<b>TOTAL Administration</b>	766	464	(302)	(65%)	1,923	1,392	(531)	(38%)	5,573	3,650	65%
<b>TOTAL General and Administrative Expenses</b>	2,572	3,121	549	18%	7,835	9,363	1,528	16%	37,463	29,628	79%
<b>TOTAL Operating Expenses</b>	18,224	17,882	(342)	(2%)	50,410	53,646	3,236	6%	214,612	164,202	77%
<b>Other Expenses</b>											
Contingency	0	221	221	100%	0	663	663	100%	2,652	2,652	100%
<b>TOTAL Other Expenses</b>	0	221	221	100%	0	663	663	100%	2,652	2,652	100%
<b>TOTAL Expenses</b>	18,224	18,103	(121)	(1%)	50,410	54,309	3,899	7%	217,264	166,854	77%
<b>NET SURPLUS (DEFICIT)</b>	1,247	54	1,193	>999%	7,101	162	6,939	>999%	616	(6,485)	(>999%)

Unaudited

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

	Month Ending 03/31/2020				YTD 03/31/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessments</b>											
<b>Assessment Allocation</b>											
Assessment Allocation	12,083	12,083	0	0%	36,249	36,249	0	0%	145,000	108,751	75%
<b>TOTAL Assessment Allocation</b>	12,083	12,083	0	0%	36,249	36,249	0	0%	145,000	108,751	75%
<b>TOTAL Assessments</b>	12,083	12,083	0	0%	36,249	36,249	0	0%	145,000	108,751	75%
<b>Other Income</b>											
Interest Income	42	0	42	100%	120	0	120	100%	0	(120)	0%
<b>TOTAL Other Income</b>	42	0	42	100%	120	0	120	100%	0	(120)	0%
<b>TOTAL Revenues</b>	12,125	12,083	42	0%	36,369	36,249	120	0%	145,000	108,631	75%
<b>Expenses</b>											
<b>TOTAL Expenses</b>	0	0	0	0%	0	0	0	0%	0	0	0%
<b>NET SURPLUS (DEFICIT)</b>	12,125	12,083	42	0%	36,369	36,249	120	0%	145,000	108,631	75%

Unaudited