

Creekwood Townhome Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Deferred Maintenance Fund	All Funds
	As of 04/30/2020	As of 04/30/2020	As of 04/30/2020
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	36,183	0	36,183
Cash - Deferred Maintenance	0	320,086	320,086
Accounts Receivable	15,718	0	15,718
Allowance for Bad Debts	(3,200)	0	(3,200)
Prepaid Insurance	2,986	0	2,986
Total Current Assets	<u>51,687</u>	<u>320,086</u>	<u>371,773</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>55,158</u>	<u>320,086</u>	<u>375,244</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	2,504	0	2,504
Prepaid Assessments	23,822	0	23,822
Other Current Liabilities	3,551	0	3,551
Other Accrued Expenses	4,949	0	4,949
Management Company Clearance Account	750	0	750
Total Current Liabilities	<u>35,576</u>	<u>0</u>	<u>35,576</u>
TOTAL LIABILITIES	<u>35,576</u>	<u>0</u>	<u>35,576</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	13,447	271,621	285,068
YTD Net Surplus (Deficit)	6,135	48,465	54,600
TOTAL FUND BALANCES	<u>19,582</u>	<u>320,086</u>	<u>339,668</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>55,158</u>	<u>320,086</u>	<u>375,244</u>

Unaudited

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

(Amounts rounded to nearest dollar)

	Month Ending 04/30/2020				YTD 04/30/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	30,240	30,240	0	0%	120,725	120,960	(235)	0%	362,880	242,155	67%
Other Assessments											
Initial Assessment	0	0	0	0%	500	0	500	100%	0	(500)	0%
Working Capital Assessment	500	0	500	100%	2,000	0	2,000	100%	0	(2,000)	0%
TOTAL Other Assessments	500	0	500	100%	2,500	0	2,500	100%	0	(2,500)	0%
Assessment Allocation											
Assessment Allocation	(12,083)	(12,083)	0	0%	(48,332)	(48,332)	0	0%	(145,000)	(96,668)	67%
TOTAL Assessment Allocation	(12,083)	(12,083)	0	0%	(48,332)	(48,332)	0	0%	(145,000)	(96,668)	67%
TOTAL Assessments	18,657	18,157	500	3%	74,893	72,628	2,265	3%	217,880	142,987	66%
Other Income											
Late Payment Charges	400	0	400	100%	1,775	0	1,775	100%	0	(1,775)	0%
Late Payment Charges Waived	(25)	0	(25)	(100%)	(500)	0	(500)	(100%)	0	500	100%
Finance Fees	134	0	134	100%	509	0	509	100%	0	(509)	0%
TOTAL Other Income	509	0	509	100%	1,784	0	1,784	100%	0	(1,784)	0%
TOTAL Revenues	19,166	18,157	1,009	6%	76,677	72,628	4,049	6%	217,880	141,203	65%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Grounds Maintenance											
Landscape Contract	6,169	4,450	(1,719)	(39%)	25,065	17,800	(7,265)	(41%)	53,400	28,335	53%
Mulch	0	1,560	1,560	100%	0	6,240	6,240	100%	18,726	18,726	100%
Landscape - Other	0	83	83	100%	0	332	332	100%	1,000	1,000	100%
Pond/Lake Maintenance	275	275	0	0%	825	1,100	275	25%	3,300	2,475	75%
Irrigation/Well Maint/Replace	0	300	300	100%	1,041	1,200	159	13%	3,600	2,559	71%
Termite Warranty Program & Pest	1,512	1,512	0	0%	7,452	6,048	(1,404)	(23%)	18,148	10,696	59%
TOTAL Grounds Maintenance	7,956	8,180	224	3%	34,383	32,720	(1,663)	(5%)	98,174	63,791	65%
Clubhouse and Pool											
Pool Maintenance Contract	800	800	0	0%	3,200	3,200	0	0%	9,600	6,400	67%
Pool Expense - Other	110	175	65	37%	110	700	590	84%	2,100	1,990	95%
Amenity Center Repairs/Maint	0	333	333	100%	0	1,332	1,332	100%	4,000	4,000	100%
Janitorial Supplies	0	167	167	100%	11	668	657	98%	2,000	1,989	99%

Unaudited

Creekwood Townhome Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 04/30/2020				YTD 04/30/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Janitorial Services	495	750	255	34%	2,211	3,000	789	26%	9,000	6,789	75%
Annual Meeting	0	100	100	100%	125	400	275	69%	1,200	1,075	90%
Homeowner Activities	0	200	200	100%	0	800	800	100%	2,400	2,400	100%
Winter	0	208	208	100%	0	832	832	100%	2,500	2,500	100%
TOTAL Clubhouse and Pool Repairs/Maint - General	1,405	2,733	1,328	49%	5,657	10,932	5,275	48%	32,800	27,143	83%
Gate Maintenance Contract	0	50	50	100%	360	200	(160)	(80%)	600	240	40%
Amenity Access Systems	0	67	67	100%	0	268	268	100%	800	800	100%
General Maintenance and Repair	627	1,550	923	60%	5,903	6,200	297	5%	18,600	12,697	68%
TOTAL Repair/Maint - General Utilities	627	1,667	1,040	62%	6,263	6,668	405	6%	20,000	13,737	69%
Electricity - Amenity Center	286	118	(168)	(142%)	1,163	472	(691)	(146%)	1,421	258	18%
Electricity - Entry	20	114	94	82%	84	456	372	82%	1,366	1,282	94%
Electricity - Irrigation	120	350	230	66%	389	1,400	1,011	72%	4,200	3,811	91%
Electricity - Streetlights	1,116	1,283	167	13%	4,464	5,132	668	13%	15,400	10,936	71%
Telephone/Gate Access Control	0	50	50	100%	0	200	200	100%	600	600	100%
Water/Sewer-Amenity Center	605	266	(339)	(127%)	2,308	1,064	(1,244)	(117%)	3,188	880	28%
TOTAL Utilities	2,146	2,181	35	2%	8,407	8,724	317	4%	26,175	17,768	68%
TOTAL Direct Operating Expenses	12,134	14,761	2,627	18%	54,710	59,044	4,334	7%	177,149	122,439	69%
General and Administrative Expenses											
Professional Fees											
Income Tax Preparation	0	250	250	100%	0	1,000	1,000	100%	3,000	3,000	100%
Legal and Professional Fees	75	300	225	75%	1,203	1,200	(3)	0%	3,600	2,397	67%
Reserve Study	2,691	375	(2,316)	(618%)	2,691	1,500	(1,191)	(79%)	4,500	1,809	40%
TOTAL Professional Fees	2,766	925	(1,841)	(199%)	3,894	3,700	(194)	(5%)	11,100	7,206	65%
Bad Debts											
Allowance for BD Adjustment	3,080	0	(3,080)	(100%)	3,080	0	(3,080)	(100%)	0	(3,080)	0%
TOTAL Bad Debts	3,080	0	(3,080)	(100%)	3,080	0	(3,080)	(100%)	0	(3,080)	0%
Bank Charges											
Bank Charges	0	17	17	100%	0	68	68	100%	200	200	100%
TOTAL Bank Charges	0	17	17	100%	0	68	68	100%	200	200	100%
Collection Expense											
Collection Expense	85	85	0	0%	340	340	0	0%	1,020	680	67%

Unaudited

Creekwood Townhome Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 04/30/2020				YTD 04/30/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Collection Expense	85	85	0	0%	340	340	0	0%	1,020	680	67%
Insurance											
Directors and Officers	0	104	104	100%	0	416	416	100%	1,250	1,250	100%
General, Property & Liability	498	433	(65)	(15%)	1,990	1,732	(258)	(15%)	5,200	3,210	62%
Worker's Compensation	0	81	81	100%	0	324	324	100%	976	976	100%
TOTAL Insurance	498	618	120	19%	1,990	2,472	482	19%	7,426	5,436	73%
Management Fee											
Management Contract	1,012	1,012	0	0%	4,048	4,048	0	0%	12,144	8,096	67%
TOTAL Management Fee	1,012	1,012	0	0%	4,048	4,048	0	0%	12,144	8,096	67%
Administration											
Administration	135	135	0	0%	540	540	0	0%	1,620	1,080	67%
Corporate Annual Report	0	9	9	100%	0	36	36	100%	113	113	100%
Coupons	6	0	(6)	(100%)	30	0	(30)	(100%)	0	(30)	0%
Internet Access	128	120	(8)	(7%)	512	480	(32)	(7%)	1,440	928	64%
Miscellaneous	288	0	(288)	(100%)	1,398	0	(1,398)	(100%)	0	(1,398)	0%
Office Supplies	0	150	150	100%	0	600	600	100%	1,800	1,800	100%
Postage	0	50	50	100%	0	200	200	100%	600	600	100%
TOTAL Administration	557	464	(93)	(20%)	2,480	1,856	(624)	(34%)	5,573	3,093	55%
TOTAL General and Administrative Expenses	7,997	3,121	(4,876)	(156%)	15,832	12,484	(3,348)	(27%)	37,463	21,631	58%
TOTAL Operating Expenses	20,132	17,882	(2,250)	(13%)	70,542	71,528	986	1%	214,612	144,070	67%
Other Expenses											
Contingency	0	221	221	100%	0	884	884	100%	2,652	2,652	100%
TOTAL Other Expenses	0	221	221	100%	0	884	884	100%	2,652	2,652	100%
TOTAL Expenses	20,132	18,103	(2,029)	(11%)	70,542	72,412	1,870	3%	217,264	146,722	68%
NET SURPLUS (DEFICIT)	(966)	54	(1,020)	(>999%)	6,135	216	5,919	>999%	616	(5,519)	(896%)

Unaudited

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

	Month Ending 04/30/2020				YTD 04/30/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Assessment Allocation											
Assessment Allocation	12,083	12,083	0	0%	48,332	48,332	0	0%	145,000	96,668	67%
TOTAL Assessment Allocation	12,083	12,083	0	0%	48,332	48,332	0	0%	145,000	96,668	67%
TOTAL Assessments	12,083	12,083	0	0%	48,332	48,332	0	0%	145,000	96,668	67%
Other Income											
Interest Income	13	0	13	100%	133	0	133	100%	0	(133)	0%
TOTAL Other Income	13	0	13	100%	133	0	133	100%	0	(133)	0%
TOTAL Revenues	12,096	12,083	13	0%	48,465	48,332	133	0%	145,000	96,535	67%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	12,096	12,083	13	0%	48,465	48,332	133	0%	145,000	96,535	67%

Unaudited