

**CREEKWOOD TOWNHOME ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**February 28, 2021**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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**Prepared By: Sunstate Association Management Group, Inc.**

**Creekwood Townhome Association Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of February 28, 2021

	Feb 28, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Centennial OP 7298	86,420.00
1010.99 · Management Escrow	463.56
1110 · Centennial MM 7352	441,711.05
<b>Total Checking/Savings</b>	528,594.61
<b>Accounts Receivable</b>	
1150 · Accounts Receivable	(17,780.08)
<b>Total Accounts Receivable</b>	(17,780.08)
<b>Other Current Assets</b>	
1220 · Allowance for Bad Debt	(1,600.00)
1250 · Refundable Deposits	3,282.38
1260 · Utility Deposits	189.08
1280 · Prepaid Insurance	4,240.28
<b>Total Other Current Assets</b>	6,111.74
<b>Total Current Assets</b>	516,926.27
<b>TOTAL ASSETS</b>	<b>516,926.27</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	5,123.43
<b>Total Accounts Payable</b>	5,123.43
<b>Other Current Liabilities</b>	
2100 · Other Current Liabilities	3,551.08
<b>Total Other Current Liabilities</b>	3,551.08
<b>Total Current Liabilities</b>	8,674.51
<b>Long Term Liabilities</b>	
3100 · Reserve Fund	441,711.05
<b>Total Long Term Liabilities</b>	441,711.05
<b>Total Liabilities</b>	450,385.56
<b>Equity</b>	
3340 · Prior Years Surplus/Deficit	65,198.12
Net Income	1,342.59
<b>Total Equity</b>	66,540.71
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>516,926.27</b>

**Creekwood Townhome Association Inc.**  
**Revenue & Expense Budget Performance**

February 2021

	Feb 21	Budget	\$ Over Budget	Jan - Feb 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 · Regular Assessments	18,156.67	18,156.25	0.42	36,313.30	36,312.50	0.80	217,875.00
4101 · Reserve Assessments	12,083.33	12,083.33	0.00	24,166.70	24,166.70	0.00	145,000.00
4120 · Working Capital Assessment	1,000.00	0.00	1,000.00	2,500.00	0.00	2,500.00	0.00
4230 · Late Fees	359.44	0.00	359.44	542.93	0.00	542.93	0.00
4260 · Other Income	90.02	0.00	90.02	600.74	0.00	600.74	0.00
<b>Total Income</b>	<b>31,689.46</b>	<b>30,239.58</b>	<b>1,449.88</b>	<b>64,123.67</b>	<b>60,479.20</b>	<b>3,644.47</b>	<b>362,875.00</b>
<b>Gross Profit</b>	<b>31,689.46</b>	<b>30,239.58</b>	<b>1,449.88</b>	<b>64,123.67</b>	<b>60,479.20</b>	<b>3,644.47</b>	<b>362,875.00</b>
<b>Expense</b>							
<b>Grounds Maintenance</b>							
7110 · Landscape Contract	4,224.00	4,224.00	0.00	8,448.00	8,448.00	0.00	50,688.00
7120 · Mulch	651.00	1,500.00	(849.00)	11,908.50	3,000.00	8,908.50	18,000.00
7130 · Landscape Other	2,700.00	125.00	2,575.00	2,700.00	250.00	2,450.00	1,500.00
7140 · Pond/Lake Maintenance	138.00	275.00	(137.00)	276.00	550.00	(274.00)	3,300.00
7150 · Irrigation/Well Maint/Replace	153.55	417.50	(263.95)	360.30	835.00	(474.70)	5,010.00
7160 · Termite Warranty Program & ...	1,728.00	1,666.67	61.33	3,348.00	3,333.30	14.70	20,000.00
<b>Total Grounds Maintenance</b>	<b>9,594.55</b>	<b>8,208.17</b>	<b>1,386.38</b>	<b>27,040.80</b>	<b>16,416.30</b>	<b>10,624.50</b>	<b>98,498.00</b>
<b>Repairs/Maint General</b>							
7210 · General Repairs & Maintenance	321.00	2,166.67	(1,845.67)	642.00	4,333.30	(3,691.30)	26,000.00
7220 · Gate Maintenance Contract	0.00	50.00	(50.00)	120.00	100.00	20.00	600.00
7230 · Amenity Access Systems	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
<b>Total Repairs/Maint General</b>	<b>321.00</b>	<b>2,258.34</b>	<b>(1,937.34)</b>	<b>762.00</b>	<b>4,516.60</b>	<b>(3,754.60)</b>	<b>27,100.00</b>
<b>Clubhouse &amp; Pool</b>							
7310 · Pool Maintenance Contract	475.00	475.00	0.00	950.00	950.00	0.00	5,700.00
7320 · Pool Other	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
7330 · Amenity Center Repairs/Maint	0.00	250.00	(250.00)	228.66	500.00	(271.34)	3,000.00
7340 · Janitorial Supplies	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
7350 · Janitorial Services	500.00	541.67	(41.67)	1,000.00	1,083.30	(83.30)	6,500.00
7370 · Homeowner Activities	0.00	166.67	(166.67)	0.00	333.30	(333.30)	2,000.00
7380 · Winter	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
<b>Total Clubhouse &amp; Pool</b>	<b>975.00</b>	<b>1,808.34</b>	<b>(833.34)</b>	<b>2,178.66</b>	<b>3,616.60</b>	<b>(1,437.94)</b>	<b>21,700.00</b>
<b>Other Expenses</b>							
7450 · Reserve Assessment Allocation	12,083.33	12,083.33	0.00	24,166.70	24,166.70	0.00	145,000.00
<b>Total Other Expenses</b>	<b>12,083.33</b>	<b>12,083.33</b>	<b>0.00</b>	<b>24,166.70</b>	<b>24,166.70</b>	<b>0.00</b>	<b>145,000.00</b>
<b>Utilities</b>							
7510 · Electricity - Amenity Center	289.65	291.67	(2.02)	589.96	583.30	6.66	3,500.00
7520 · Electricity - Entry	21.53	25.00	(3.47)	45.53	50.00	(4.47)	300.00
7530 · Electricity - Irrigation	60.81	166.67	(105.86)	108.46	333.30	(224.84)	2,000.00
7540 · Electricity - Streetlights	1,119.77	1,000.00	119.77	2,239.54	2,000.00	239.54	12,000.00
7550 · Telephone/Gate Access Control	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
7560 · Water/Sewer - Amenity Center	428.36	666.67	(238.31)	760.87	1,333.30	(572.43)	8,000.00
<b>Total Utilities</b>	<b>1,920.12</b>	<b>2,191.68</b>	<b>(271.56)</b>	<b>3,744.36</b>	<b>4,383.20</b>	<b>(638.84)</b>	<b>26,300.00</b>
<b>Professional Fees</b>							
7610 · Tax Preparation	200.00	41.67	158.33	200.00	83.30	116.70	500.00
7620 · Legal & Professional Fees	0.00	291.67	(291.67)	0.00	583.30	(583.30)	3,500.00
<b>Total Professional Fees</b>	<b>200.00</b>	<b>333.34</b>	<b>(133.34)</b>	<b>200.00</b>	<b>666.60</b>	<b>(466.60)</b>	<b>4,000.00</b>
<b>Insurance</b>							
7710 · Directors & Officers	103.17	104.17	(1.00)	206.34	208.30	(1.96)	1,250.00
7720 · General, Property & Liability	370.54	458.33	(87.79)	741.08	916.70	(175.62)	5,500.00
7730 · Worker's Comp	56.33	83.33	(27.00)	112.66	166.70	(54.04)	1,000.00
<b>Total Insurance</b>	<b>530.04</b>	<b>645.83</b>	<b>(115.79)</b>	<b>1,060.08</b>	<b>1,291.70</b>	<b>(231.62)</b>	<b>7,750.00</b>
<b>Administration</b>							
7810 · Administration Other	0.00	208.33	(208.33)	0.00	416.70	(416.70)	2,500.00
7820 · Corporate Annual Report	61.25	13.42	47.83	61.25	26.80	34.45	161.00
7830 · Coupons	0.00	4.17	(4.17)	13.50	8.30	5.20	50.00
7835 · Bank Charges	20.30	3.00	17.30	41.05	6.00	35.05	36.00
7840 · Internet Access	50.00	120.00	(70.00)	100.00	240.00	(140.00)	1,440.00
7850 · Miscellaneous	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00
7860 · Postage	11.75	41.67	(29.92)	114.28	83.30	30.98	500.00
7870 · Management Fee	1,545.00	1,545.00	0.00	3,090.00	3,090.00	0.00	18,540.00
7880 · Office Supplies	23.75	83.33	(59.58)	208.40	166.70	41.70	1,000.00
7890 · Collections Expense	0.00	66.67	(66.67)	0.00	133.30	(133.30)	800.00
7895 · Bad Debt Expense	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00
<b>Total Administration</b>	<b>1,712.05</b>	<b>2,710.59</b>	<b>(998.54)</b>	<b>3,628.48</b>	<b>5,421.10</b>	<b>(1,792.62)</b>	<b>32,527.00</b>
<b>Total Expense</b>	<b>27,336.09</b>	<b>30,239.62</b>	<b>(2,903.53)</b>	<b>62,781.08</b>	<b>60,478.80</b>	<b>2,302.28</b>	<b>362,875.00</b>
<b>Net Ordinary Income</b>	<b>4,353.37</b>	<b>(0.04)</b>	<b>4,353.41</b>	<b>1,342.59</b>	<b>0.40</b>	<b>1,342.19</b>	<b>0.00</b>
<b>Net Income</b>	<b>4,353.37</b>	<b>(0.04)</b>	<b>4,353.41</b>	<b>1,342.59</b>	<b>0.40</b>	<b>1,342.19</b>	<b>0.00</b>

**CREEKWOOD TOWNHOME ASSOCIATION, INC.**

**Reserve Balances**

February 28, 2021

	<b>Balance 1/1/21</b>	<b>YTD Contribution</b>	<b>YTD Allocation</b>	<b>YTD Expense</b>	<b>YTD Interest</b>	<b>Current Balance</b>
<b>3100 Deferred Maintenance</b>	\$ 417,343.00	24,166.70	-	-	201.35	441,711.05
<b>Total Reserves</b>	<b>\$ 417,343.00</b>	<b>24,166.70</b>	<b>-</b>	<b>-</b>	<b>201.35</b>	<b>441,711.05</b>

**Expense Details**

Deferred Maintenance

Total \$ -

**Allocation Details**

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