

**CREEKWOOD TOWNHOME ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**June 30, 2021**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

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

**Creekwood Townhome Association Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of June 30, 2021

	Jun 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Centennial OP 7298	111,262.29
1010.99 · Management Escrow	463.56
1110 · Centennial MM 7352	485,436.34
<b>Total Checking/Savings</b>	597,162.19
<b>Accounts Receivable</b>	
1150 · Accounts Receivable	(24,446.53)
<b>Total Accounts Receivable</b>	(24,446.53)
<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	2,120.12
<b>Total Other Current Assets</b>	3,991.58
<b>Total Current Assets</b>	576,707.24
<b>TOTAL ASSETS</b>	<b>576,707.24</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	1,426.23
<b>Total Accounts Payable</b>	1,426.23
<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>	4,977.31
<b>Long Term Liabilities</b>	
3100 · Reserve Fund	485,436.34
<b>Total Long Term Liabilities</b>	485,436.34
<b>Total Liabilities</b>	490,413.65
<b>Equity</b>	
3340 · Prior Years Surplus/Deficit	65,198.12
Net Income	21,095.47
<b>Total Equity</b>	86,293.59
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>576,707.24</b>

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

June 2021

	Jun 21	Budget	\$ Over Budget	Jan - Jun 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	108,939.98	108,937.50	2.48	217,875.00
4101 · Reserve Assessments	12,083.33	12,083.33	0.00	72,500.02	72,500.02	0.00	145,000.00
4120 · Working Capital Assessment	2,000.00	0.00	2,000.00	5,500.00	0.00	5,500.00	0.00
4230 · Late Fees	314.78	0.00	314.78	2,041.31	0.00	2,041.31	0.00
4260 · Other Income	428.10	0.00	428.10	1,975.40	0.00	1,975.40	0.00
<b>Total Income</b>	<b>32,982.88</b>	<b>30,239.58</b>	<b>2,743.30</b>	<b>190,956.71</b>	<b>181,437.52</b>	<b>9,519.19</b>	<b>362,875.00</b>
<b>Gross Profit</b>	<b>32,982.88</b>	<b>30,239.58</b>	<b>2,743.30</b>	<b>190,956.71</b>	<b>181,437.52</b>	<b>9,519.19</b>	<b>362,875.00</b>
<b>Expense</b>							
<b>Grounds Maintenance</b>							
7110 · Landscape Contract	4,224.00	4,224.00	0.00	25,344.00	25,344.00	0.00	50,688.00
7120 · Mulch	0.00	1,500.00	(1,500.00)	11,908.50	9,000.00	2,908.50	18,000.00
7130 · Landscape Other	4,829.25	125.00	4,704.25	7,529.25	750.00	6,779.25	1,500.00
7140 · Pond/Lake Maintenance	138.00	275.00	(137.00)	828.00	1,650.00	(822.00)	3,300.00
7150 · Irrigation/Well Maint/Replace	695.89	417.50	278.39	1,243.43	2,505.00	(1,261.57)	5,010.00
7160 · Termite Warranty Program & Pest	1,134.00	1,666.67	(532.67)	9,072.00	9,999.98	(927.98)	20,000.00
<b>Total Grounds Maintenance</b>	<b>11,021.14</b>	<b>8,208.17</b>	<b>2,812.97</b>	<b>55,925.18</b>	<b>49,248.98</b>	<b>6,676.20</b>	<b>98,498.00</b>
<b>Repairs/Maint General</b>							
7210 · General Repairs & Maintenance	321.00	2,166.67	(1,845.67)	6,086.50	12,999.98	(6,913.48)	26,000.00
7220 · Gate Maintenance Contract	0.00	50.00	(50.00)	240.00	300.00	(60.00)	600.00
7230 · Amenity Access Systems	0.00	41.67	(41.67)	0.00	249.98	(249.98)	500.00
<b>Total Repairs/Maint General</b>	<b>321.00</b>	<b>2,258.34</b>	<b>(1,937.34)</b>	<b>6,326.50</b>	<b>13,549.96</b>	<b>(7,223.46)</b>	<b>27,100.00</b>
<b>Clubhouse &amp; Pool</b>							
7310 · Pool Maintenance Contract	475.00	475.00	0.00	2,850.00	2,850.00	0.00	5,700.00
7320 · Pool Other	0.00	250.00	(250.00)	1,512.42	1,500.00	12.42	3,000.00
7330 · Amenity Center Repairs/Maint	0.00	250.00	(250.00)	2,201.45	1,500.00	701.45	3,000.00
7340 · Janitorial Supplies	0.00	41.67	(41.67)	662.97	249.98	412.99	500.00
7350 · Janitorial Services	600.00	541.67	58.33	3,100.00	3,249.98	(149.98)	6,500.00
7370 · Homeowner Activities	0.00	166.67	(166.67)	0.00	999.98	(999.98)	2,000.00
7380 · Winter	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
<b>Total Clubhouse &amp; Pool</b>	<b>1,075.00</b>	<b>1,808.34</b>	<b>(733.34)</b>	<b>10,326.84</b>	<b>10,849.96</b>	<b>(523.12)</b>	<b>21,700.00</b>
<b>Other Expenses</b>							
7450 · Reserve Assessment Allocation	12,083.33	12,083.33	0.00	72,500.02	72,500.02	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>72,500.02</b>	<b>72,500.02</b>	<b>0.00</b>	<b>145,000.00</b>
<b>Utilities</b>							
7510 · Electricity - Amenity Center	322.81	291.67	31.14	1,763.05	1,749.98	13.07	3,500.00
7520 · Electricity - Entry	20.49	25.00	(4.51)	128.42	150.00	(21.58)	300.00
7530 · Electricity - Irrigation	113.37	166.67	(53.30)	510.02	999.98	(489.96)	2,000.00
7540 · Electricity - Streetlights	1,094.79	1,000.00	94.79	6,693.64	6,000.00	693.64	12,000.00
7550 · Telephone/Gate Access Control	0.00	41.67	(41.67)	0.00	249.98	(249.98)	500.00
7560 · Water/Sewer - Amenity Center	128.65	666.67	(538.02)	1,211.89	3,999.98	(2,788.09)	8,000.00
<b>Total Utilities</b>	<b>1,680.11</b>	<b>2,191.68</b>	<b>(511.57)</b>	<b>10,307.02</b>	<b>13,149.92</b>	<b>(2,842.90)</b>	<b>26,300.00</b>
<b>Professional Fees</b>							
7610 · Tax Preparation	0.00	41.67	(41.67)	200.00	249.98	(49.98)	500.00
7620 · Legal & Professional Fees	0.00	291.67	(291.67)	300.00	1,749.98	(1,449.98)	3,500.00
<b>Total Professional Fees</b>	<b>0.00</b>	<b>333.34</b>	<b>(333.34)</b>	<b>500.00</b>	<b>1,999.96</b>	<b>(1,499.96)</b>	<b>4,000.00</b>
<b>Insurance</b>							
7710 · Directors & Officers	103.17	104.17	(1.00)	619.02	624.98	(5.96)	1,250.00
7720 · General, Property & Liability	370.54	458.33	(87.79)	2,223.24	2,750.02	(526.78)	5,500.00
7730 · Worker's Comp	56.33	83.33	(27.00)	337.98	500.02	(162.04)	1,000.00
<b>Total Insurance</b>	<b>530.04</b>	<b>645.83</b>	<b>(115.79)</b>	<b>3,180.24</b>	<b>3,875.02</b>	<b>(694.78)</b>	<b>7,750.00</b>
<b>Administration</b>							
7810 · Administration Other	44.00	208.33	(164.33)	304.58	1,250.02	(945.44)	2,500.00
7820 · Corporate Annual Report	0.00	13.42	(13.42)	86.25	80.48	5.77	161.00
7830 · Coupons	0.00	4.17	(4.17)	13.50	24.98	(11.48)	50.00
7835 · Bank Charges	15.30	3.00	12.30	114.90	18.00	96.90	36.00
7840 · Internet Access	50.00	120.00	(70.00)	300.00	720.00	(420.00)	1,440.00
7850 · Miscellaneous	0.00	500.00	(500.00)	0.00	3,000.00	(3,000.00)	6,000.00
7860 · Postage	30.77	41.67	(10.90)	236.81	249.98	(13.17)	500.00
7870 · Management Fee	1,545.00	1,545.00	0.00	9,270.00	9,270.00	0.00	18,540.00
7880 · Office Supplies	14.50	83.33	(68.83)	469.40	500.02	(30.62)	1,000.00
7890 · Collections Expense	0.00	66.67	(66.67)	0.00	399.98	(399.98)	800.00
7895 · Bad Debt Expense	0.00	125.00	(125.00)	0.00	750.00	(750.00)	1,500.00
<b>Total Administration</b>	<b>1,699.57</b>	<b>2,710.59</b>	<b>(1,011.02)</b>	<b>10,795.44</b>	<b>16,263.46</b>	<b>(5,468.02)</b>	<b>32,527.00</b>
<b>Total Expense</b>	<b>28,410.19</b>	<b>30,239.62</b>	<b>(1,829.43)</b>	<b>169,861.24</b>	<b>181,437.28</b>	<b>(11,576.04)</b>	<b>362,875.00</b>
<b>Net Ordinary Income</b>	<b>4,572.69</b>	<b>(0.04)</b>	<b>4,572.73</b>	<b>21,095.47</b>	<b>0.24</b>	<b>21,095.23</b>	<b>0.00</b>
<b>Net Income</b>	<b>4,572.69</b>	<b>(0.04)</b>	<b>4,572.73</b>	<b>21,095.47</b>	<b>0.24</b>	<b>21,095.23</b>	<b>0.00</b>

**CREEKWOOD TOWNHOME ASSOCIATION, INC.**  
**Reserve Balances**  
 June 30, 2021

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>3100 Deferred Maintenance</b>	\$ 417,343.00	72,500.02		(4,884.17)	477.49	485,436.34
<b>Total Reserves</b>	<u>\$ 417,343.00</u>	<u>72,500.02</u>	<u>-</u>	<u>(4,884.17)</u>	<u>477.49</u>	<u>485,436.34</u>

**Expense Details**

Deferred Maintenance

5/17 Galaxy Chemical Corp	\$	4,884.17
<b>Total</b>	<b>\$</b>	<b>4,884.17</b>

**Allocation Details**

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