

**CREEKWOOD TOWNHOME ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**July 31, 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 July 31, 2021

	Jul 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Centennial OP 7298	123,065.16
1010.99 · Management Escrow	463.56
1110 · Centennial MM 7352	497,582.11
<b>Total Checking/Savings</b>	621,110.83
<b>Accounts Receivable</b>	
1150 · Accounts Receivable	(26,880.98)
<b>Total Accounts Receivable</b>	(26,880.98)
<b>Other Current Assets</b>	
1200 · *Undeposited Funds	270.00
1220 · Allowance for Bad Debt	(1,600.00)
1250 · Refundable Deposits	3,282.38
1260 · Utility Deposits	189.08
1280 · Prepaid Insurance	1,590.08
<b>Total Other Current Assets</b>	3,731.54
<b>Total Current Assets</b>	597,961.39
<b>TOTAL ASSETS</b>	<b>597,961.39</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	4,475.91
<b>Total Accounts Payable</b>	4,475.91
<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>	8,026.99
<b>Long Term Liabilities</b>	
3100 · Reserve Fund	497,582.11
<b>Total Long Term Liabilities</b>	497,582.11
<b>Total Liabilities</b>	505,609.10
<b>Equity</b>	
3340 · Prior Years Surplus/Deficit	65,198.12
Net Income	27,154.17
<b>Total Equity</b>	92,352.29
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>597,961.39</b>

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

July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 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	127,096.65	127,093.75	2.90	217,875.00
4101 - Reserve Assessments	12,083.33	12,083.33	0.00	84,583.35	84,583.35	0.00	145,000.00
4120 - Working Capital Assessment	500.00	0.00	500.00	6,000.00	0.00	6,000.00	0.00
4230 - Late Fees	33.05	0.00	33.05	2,074.36	0.00	2,074.36	0.00
4260 - Other Income	208.40	0.00	208.40	2,183.80	0.00	2,183.80	0.00
<b>Total Income</b>	<b>30,981.45</b>	<b>30,239.58</b>	<b>741.87</b>	<b>221,938.16</b>	<b>211,677.10</b>	<b>10,261.06</b>	<b>362,875.00</b>
<b>Gross Profit</b>	<b>30,981.45</b>	<b>30,239.58</b>	<b>741.87</b>	<b>221,938.16</b>	<b>211,677.10</b>	<b>10,261.06</b>	<b>362,875.00</b>
<b>Expense</b>							
<b>Grounds Maintenance</b>							
7110 - Landscape Contract	4,224.00	4,224.00	0.00	29,568.00	29,568.00	0.00	50,688.00
7120 - Mulch	0.00	1,500.00	(1,500.00)	11,908.50	10,500.00	1,408.50	18,000.00
7130 - Landscape Other	405.00	125.00	280.00	7,934.25	875.00	7,059.25	1,500.00
7140 - Pond/Lake Maintenance	138.00	275.00	(137.00)	966.00	1,925.00	(959.00)	3,300.00
7150 - Irrigation/Well Maint/Replace	149.01	417.50	(268.49)	1,392.44	2,922.50	(1,530.06)	5,010.00
7160 - Termite Warranty Program & Pest	1,620.00	1,666.67	(46.67)	10,692.00	11,666.65	(974.65)	20,000.00
<b>Total Grounds Maintenance</b>	<b>6,536.01</b>	<b>8,208.17</b>	<b>(1,672.16)</b>	<b>62,461.19</b>	<b>57,457.15</b>	<b>5,004.04</b>	<b>98,498.00</b>
<b>Repairs/Maint General</b>							
7210 - General Repairs & Maintenance	741.50	2,166.67	(1,425.17)	6,828.00	15,166.65	(8,338.65)	26,000.00
7220 - Gate Maintenance Contract	120.00	50.00	70.00	360.00	350.00	10.00	600.00
7230 - Amenity Access Systems	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
<b>Total Repairs/Maint General</b>	<b>861.50</b>	<b>2,258.34</b>	<b>(1,396.84)</b>	<b>7,188.00</b>	<b>15,808.30</b>	<b>(8,620.30)</b>	<b>27,100.00</b>
<b>Clubhouse &amp; Pool</b>							
7310 - Pool Maintenance Contract	475.00	475.00	0.00	3,325.00	3,325.00	0.00	5,700.00
7320 - Pool Other	0.00	250.00	(250.00)	1,512.42	1,750.00	(237.58)	3,000.00
7330 - Amenity Center Repairs/Maint	0.00	250.00	(250.00)	2,201.45	1,750.00	451.45	3,000.00
7340 - Janitorial Supplies	0.00	41.67	(41.67)	662.97	291.65	371.32	500.00
7350 - Janitorial Services	500.00	541.67	(41.67)	3,600.00	3,791.65	(191.65)	6,500.00
7370 - Homeowner Activities	0.00	166.67	(166.67)	0.00	1,166.65	(1,166.65)	2,000.00
7380 - Winter	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
<b>Total Clubhouse &amp; Pool</b>	<b>975.00</b>	<b>1,808.34</b>	<b>(833.34)</b>	<b>11,301.84</b>	<b>12,658.30</b>	<b>(1,356.46)</b>	<b>21,700.00</b>
<b>Other Expenses</b>							
7450 - Reserve Assessment Allocation	12,083.33	12,083.33	0.00	84,583.35	84,583.35	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>84,583.35</b>	<b>84,583.35</b>	<b>0.00</b>	<b>145,000.00</b>
<b>Utilities</b>							
7510 - Electricity - Amenity Center	517.28	291.67	225.61	2,280.33	2,041.65	238.68	3,500.00
7520 - Electricity - Entry	20.49	25.00	(4.51)	148.91	175.00	(26.09)	300.00
7530 - Electricity - Irrigation	112.65	166.67	(54.02)	622.67	1,166.65	(543.98)	2,000.00
7540 - Electricity - Streetlights	1,122.95	1,000.00	122.95	7,816.59	7,000.00	816.59	12,000.00
7550 - Telephone/Gate Access Control	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
7560 - Water/Sewer - Amenity Center	97.95	666.67	(568.72)	1,309.84	4,666.65	(3,356.81)	8,000.00
<b>Total Utilities</b>	<b>1,871.32</b>	<b>2,191.68</b>	<b>(320.36)</b>	<b>12,178.34</b>	<b>15,341.60</b>	<b>(3,163.26)</b>	<b>26,300.00</b>
<b>Professional Fees</b>							
7610 - Tax Preparation	0.00	41.67	(41.67)	200.00	291.65	(91.65)	500.00
7620 - Legal & Professional Fees	0.00	291.67	(291.67)	300.00	2,041.65	(1,741.65)	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>2,333.30</b>	<b>(1,833.30)</b>	<b>4,000.00</b>
<b>Insurance</b>							
7710 - Directors & Officers	103.17	104.17	(1.00)	722.19	729.15	(6.96)	1,250.00
7720 - General, Property & Liability	370.54	458.33	(87.79)	2,593.78	3,208.35	(614.57)	5,500.00
7730 - Worker's Comp	56.33	83.33	(27.00)	394.31	583.35	(189.04)	1,000.00
<b>Total Insurance</b>	<b>530.04</b>	<b>645.83</b>	<b>(115.79)</b>	<b>3,710.28</b>	<b>4,520.85</b>	<b>(810.57)</b>	<b>7,750.00</b>
<b>Administration</b>							
7810 - Administration Other	383.11	208.33	174.78	687.69	1,458.35	(770.66)	2,500.00
7820 - Corporate Annual Report	0.00	13.42	(13.42)	86.25	93.90	(7.65)	161.00
7830 - Coupons	0.00	4.17	(4.17)	13.50	29.15	(15.65)	50.00
7835 - Bank Charges	25.05	3.00	22.05	139.95	21.00	118.95	36.00
7840 - Internet Access	50.00	120.00	(70.00)	350.00	840.00	(490.00)	1,440.00
7850 - Miscellaneous	0.00	500.00	(500.00)	0.00	3,500.00	(3,500.00)	6,000.00
7860 - Postage	24.39	41.67	(17.28)	261.20	291.65	(30.45)	500.00
7870 - Management Fee	1,545.00	1,545.00	0.00	10,815.00	10,815.00	0.00	18,540.00
7880 - Office Supplies	38.00	83.33	(45.33)	507.40	583.35	(75.95)	1,000.00
7890 - Collections Expense	0.00	66.67	(66.67)	0.00	466.65	(466.65)	800.00
7895 - Bad Debt Expense	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00
<b>Total Administration</b>	<b>2,065.55</b>	<b>2,710.59</b>	<b>(645.04)</b>	<b>12,860.99</b>	<b>18,974.05</b>	<b>(6,113.06)</b>	<b>32,527.00</b>
<b>Total Expense</b>	<b>24,922.75</b>	<b>30,239.62</b>	<b>(5,316.87)</b>	<b>194,783.99</b>	<b>211,676.90</b>	<b>(16,892.91)</b>	<b>362,875.00</b>
<b>Net Ordinary Income</b>	<b>6,058.70</b>	<b>(0.04)</b>	<b>6,058.74</b>	<b>27,154.17</b>	<b>0.20</b>	<b>27,153.97</b>	<b>0.00</b>
<b>Net Income</b>	<b>6,058.70</b>	<b>(0.04)</b>	<b>6,058.74</b>	<b>27,154.17</b>	<b>0.20</b>	<b>27,153.97</b>	<b>0.00</b>

**CREEKWOOD TOWNHOME ASSOCIATION, INC.**  
**Reserve Balances**  
**July 31, 2021**

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>3100 Deferred Maintenance</b>	\$ 417,343.00	84,583.35	-	(4,884.17)	539.93	497,582.11
<b>Total Reserves</b>	<u>\$ 417,343.00</u>	<u>84,583.35</u>	<u>-</u>	<u>(4,884.17)</u>	<u>539.93</u>	<u>497,582.11</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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