

**CREEKWOOD TOWNHOME ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**September 30, 2022**

**TABLE OF CONTENTS:**

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

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

10/10/22

**Creekwood Townhome Association Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of September 30, 2022

	Sep 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Centennial OP 7298	145,408.83
1110 · Centennial MM 7352	615,410.44
<b>Total Checking/Savings</b>	760,819.27
<b>Accounts Receivable</b>	
1150 · Accounts Receivable	(21,005.00)
<b>Total Accounts Receivable</b>	(21,005.00)
<b>Other Current Assets</b>	
1200 · Undeposited Funds	60.00
1220 · Allowance for Bad Debt	(2,725.00)
1250 · Refundable Deposits	3,282.38
1260 · Utility Deposits	189.08
1280 · Prepaid Insurance	570.23
<b>Total Other Current Assets</b>	1,376.69
<b>Total Current Assets</b>	741,190.96
<b>TOTAL ASSETS</b>	<b>741,190.96</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	13,393.76
<b>Total Accounts Payable</b>	13,393.76
<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>	16,944.84
<b>Long Term Liabilities</b>	
3100 · Reserve Fund	615,410.44
<b>Total Long Term Liabilities</b>	615,410.44
<b>Total Liabilities</b>	632,355.28
<b>Equity</b>	
3330 · Prior Period Adjustments	(625.00)
3340 · Prior Years Surplus/Deficit	65,198.12
Net Income	44,262.56
<b>Total Equity</b>	108,835.68
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>741,190.96</b>

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

September 2022

	Sep 22	Budget	\$ Over Budget	Jan - Sep 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 · Regular Assessments	22,246.83	22,246.33	0.50	200,221.51	200,217.01	4.50	266,956.00
4101 · Reserve Assessments	7,993.17	7,993.17	0.00	71,938.49	71,938.49	0.00	95,918.00
4120 · Working Capital Assessment	500.00	0.00	500.00	5,000.00	0.00	5,000.00	0.00
4230 · Late Fees	216.29	0.00	216.29	1,269.95	0.00	1,269.95	0.00
4260 · Other Income	55.86	0.00	55.86	853.37	0.00	853.37	0.00
<b>Total Income</b>	<b>31,012.15</b>	<b>30,239.50</b>	<b>772.65</b>	<b>279,283.32</b>	<b>272,155.50</b>	<b>7,127.82</b>	<b>362,874.00</b>
<b>Gross Profit</b>	<b>31,012.15</b>	<b>30,239.50</b>	<b>772.65</b>	<b>279,283.32</b>	<b>272,155.50</b>	<b>7,127.82</b>	<b>362,874.00</b>
<b>Expense</b>							
<b>Grounds Maintenance</b>							
7110 · Landscape Contract	4,816.67	5,666.67	(850.00)	43,942.70	50,999.99	(7,057.29)	68,000.00
7120 · Mulch	0.00	1,250.00	(1,250.00)	0.00	11,250.00	(11,250.00)	15,000.00
7130 · Landscape Other	5,625.00	1,666.67	3,958.33	15,869.00	14,999.99	869.01	20,000.00
7140 · Pond/Lake Maintenance	152.09	166.67	(14.58)	1,348.91	1,499.99	(151.08)	2,000.00
7150 · Irrigation/Well Maint/Replace	0.00	250.00	(250.00)	3,545.25	2,250.00	1,295.25	3,000.00
7160 · Termite Warranty Program & Pest	1,134.00	1,666.67	(532.67)	13,527.00	14,999.99	(1,472.99)	20,000.00
<b>Total Grounds Maintenance</b>	<b>11,727.76</b>	<b>10,666.68</b>	<b>1,061.08</b>	<b>78,232.86</b>	<b>95,999.96</b>	<b>(17,767.10)</b>	<b>128,000.00</b>
<b>Repairs/Maint General</b>							
7210 · General Repairs & Maintenance	4,677.20	3,250.00	1,427.20	21,505.08	29,250.00	(7,744.92)	39,000.00
7220 · Gate Maintenance Contract	0.00	41.67	(41.67)	360.00	374.99	(14.99)	500.00
7230 · Amenity Access Systems	0.00	41.67	(41.67)	636.65	374.99	261.66	500.00
<b>Total Repairs/Maint General</b>	<b>4,677.20</b>	<b>3,333.34</b>	<b>1,343.86</b>	<b>22,501.73</b>	<b>29,999.98</b>	<b>(7,498.25)</b>	<b>40,000.00</b>
<b>Clubhouse &amp; Pool</b>							
7310 · Pool Maintenance Contract	600.00	600.00	0.00	5,400.00	5,400.00	0.00	7,200.00
7320 · Pool Other	126.22	250.00	(123.78)	4,542.72	2,250.00	2,292.72	3,000.00
7330 · Amenity Center Repairs/Maint	227.00	500.00	(273.00)	1,982.80	4,500.00	(2,517.20)	6,000.00
7340 · Janitorial Supplies	0.00	166.67	(166.67)	709.95	1,499.99	(790.04)	2,000.00
7350 · Janitorial Services	800.00	600.00	200.00	5,600.00	5,400.00	200.00	7,200.00
7370 · Homeowner Activities	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
7380 · Winter	0.00	250.00	(250.00)	0.00	2,250.00	(2,250.00)	3,000.00
<b>Total Clubhouse &amp; Pool</b>	<b>1,753.22</b>	<b>2,450.00</b>	<b>(696.78)</b>	<b>18,235.47</b>	<b>22,050.00</b>	<b>(3,814.53)</b>	<b>29,400.00</b>
<b>Other Expenses</b>							
7450 · Reserve Assessment Allocation	7,993.17	7,993.17	0.00	71,938.49	71,938.49	0.00	95,918.00
<b>Total Other Expenses</b>	<b>7,993.17</b>	<b>7,993.17</b>	<b>0.00</b>	<b>71,938.49</b>	<b>71,938.49</b>	<b>0.00</b>	<b>95,918.00</b>
<b>Utilities</b>							
7510 · Electricity - Amenity Center	639.03	541.67	97.36	5,841.51	4,874.99	966.52	6,500.00
7520 · Electricity - Entry	32.39	41.67	(9.28)	255.58	374.99	(119.41)	500.00
7530 · Electricity - Irrigation	140.00	166.67	(26.67)	1,383.03	1,499.99	(116.96)	2,000.00
7540 · Electricity - Streetlights	1,166.12	1,250.00	(83.88)	10,442.88	11,250.00	(807.12)	15,000.00
7550 · Telephone/Gate Access Control	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
7560 · Water/Sewer - Amenity Center	114.25	250.00	(135.75)	1,141.63	2,250.00	(1,108.37)	3,000.00
<b>Total Utilities</b>	<b>2,091.79</b>	<b>2,291.68</b>	<b>(199.89)</b>	<b>19,064.63</b>	<b>20,624.96</b>	<b>(1,560.33)</b>	<b>27,500.00</b>
<b>Professional Fees</b>							
7610 · Tax Preparation	0.00	18.75	(18.75)	200.00	168.75	31.25	225.00
7620 · Legal & Professional Fees	0.00	250.00	(250.00)	1,323.75	2,250.00	(926.25)	3,000.00
<b>Total Professional Fees</b>	<b>0.00</b>	<b>268.75</b>	<b>(268.75)</b>	<b>1,523.75</b>	<b>2,418.75</b>	<b>(895.00)</b>	<b>3,225.00</b>
<b>Insurance</b>							
7710 · Directors & Officers	103.92	125.00	(21.08)	935.30	1,125.00	(189.70)	1,500.00
7720 · General, Property & Liability	411.24	500.00	(88.76)	3,701.18	4,500.00	(798.82)	6,000.00
7730 · Worker's Comp	55.08	83.33	(28.25)	495.74	750.01	(254.27)	1,000.00
<b>Total Insurance</b>	<b>570.24</b>	<b>708.33</b>	<b>(138.09)</b>	<b>5,132.22</b>	<b>6,375.01</b>	<b>(1,242.79)</b>	<b>8,500.00</b>
<b>Administration</b>							
7810 · Administration Other	74.00	125.00	(51.00)	1,491.26	1,125.00	366.26	1,500.00
7820 · Corporate Annual Report	0.00	8.33	(8.33)	86.25	75.01	11.24	100.00
7830 · Coupons	0.00	4.17	(4.17)	0.00	37.49	(37.49)	50.00
7835 · Bank Charges	19.40	20.83	(1.43)	449.60	187.51	262.09	250.00
7840 · Internet Access	50.00	69.58	(19.58)	450.00	626.26	(176.26)	835.00
7850 · Miscellaneous	0.00	416.67	(416.67)	0.00	3,749.99	(3,749.99)	5,000.00
7860 · Postage	16.92	41.67	(24.75)	156.81	374.99	(218.18)	500.00
7870 · Management Fee	1,591.00	1,591.33	(0.33)	14,319.00	14,322.01	(3.01)	19,096.00
7880 · Office Supplies	16.50	83.33	(66.83)	313.69	750.01	(436.32)	1,000.00
7890 · Collections Expense	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
7895 · Bad Debt Expense	125.00	125.00	0.00	1,125.00	1,125.00	0.00	1,500.00
<b>Total Administration</b>	<b>1,892.82</b>	<b>2,527.58</b>	<b>(634.76)</b>	<b>18,391.61</b>	<b>22,748.26</b>	<b>(4,356.65)</b>	<b>30,331.00</b>
<b>Total Expense</b>	<b>30,706.20</b>	<b>30,239.53</b>	<b>466.67</b>	<b>235,020.76</b>	<b>272,155.41</b>	<b>(37,134.65)</b>	<b>362,874.00</b>
<b>Net Ordinary Income</b>	<b>305.95</b>	<b>(0.03)</b>	<b>305.98</b>	<b>44,262.56</b>	<b>0.09</b>	<b>44,262.47</b>	<b>0.00</b>
<b>Net Income</b>	<b>305.95</b>	<b>(0.03)</b>	<b>305.98</b>	<b>44,262.56</b>	<b>0.09</b>	<b>44,262.47</b>	<b>0.00</b>

# CREEKWOOD TOWNHOME ASSOCIATION, INC.

## Reserve Balances

September 30, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>3100 Deferred Maintenance</b>	\$ 548,301.74	71,938.49	14,423.01	(20,501.70)	1,248.90	615,410.44
<b>Total Reserves</b>	<u><u>\$ 548,301.74</u></u>	<u><u>71,938.49</u></u>	<u><u>14,423.01</u></u>	<u><u>(20,501.70)</u></u>	<u><u>1,248.90</u></u>	<u><u>615,410.44</u></u>

### Expense Details

#### Deferred Maintenance

2/15/22 Crosscreek Environmental	\$ 7,161.70
4/26/22 Crosscreek Environmental	\$ 3,702.00
5/20/22 Crosscreek Environmental	\$ 8,638.00
7/6/22 Crosscreek Environmental	\$ 1,000.00
<b>Total</b>	<b>\$ 20,501.70</b>

### Allocation Details

2/28/22 2021 income \$13,555.72 transferred to Deferred Maint.  
 2/28/22 2021 res. interest \$867.29 transferred into Deferred Maint.