

CREEKWOOD TOWNHOME ASSOCIATION, INC.

Balance Sheet
As of 04/30/19

ASSETS

CURRENT ASSETS:

1050	Operating - Checking	\$	18,630.83	
1054	Cash-Capital Contribution		42,001.76	
1051	Reserves - Money Market		120,986.81	
	Subtotal Cash			\$ 181,619.40

OTHER ASSETS:

1310	Assessments Receivable	\$	10,362.23	
1325	Allowance for Doubtful Account		(119.97)	
1340	Late Fees Receivable		365.00	
1390	Owner Interest Receivable		10.56	
1610	Prepaid Insurance		3,331.89	
1620	Prepaid Expenses		72.32	
2550	Refundable Deposits		3,282.38	
	Subtotal Other Assets			\$ 17,304.41

TOTAL ASSETS \$ 198,923.81

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$	2,470.53	
3012	Accrued Expenses Payable		1,613.46	
3310	Prepaid Owner Assessments		19,536.23	
	Subtotal Current Liab.			\$ 23,620.22

RESERVES:

5010	Reserves - Deferred Maint.	\$	119,909.96	
5300	Reserves - Interest		1,076.85	
	Subtotal Reserves			\$ 120,986.81

EQUITY:

5510	Prior Year Net Inc./Loss	\$	1,858.61	
5520	Contrib. Capital - Owners		42,501.76	
	Current Year Net Income/(Loss)		9,956.41	
	Subtotal Equity			\$ 54,316.78

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Balance Sheet
As of 04/30/19

TOTAL LIABILITIES & EQUITY

\$ 198,923.81

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CREEKWOOD TOWNHOME ASSOCIATION, INC.

Income/Expense Statement
 Period: 04/01/19 to 04/30/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Assessment Income	22,680.00	30,240.00	(7,560.00)	88,631.81	120,960.00	(32,328.19)	362,880.00
06340	Late Fee Income	75.00	.00	75.00	550.00	.00	550.00	.00
06390	Interest - Collections	9.18	.00	9.18	186.41	.00	186.41	.00
06910	Interest Income - Operating	.21	.00	.21	.77	.00	.77	.00
06915	Interest Income - Reserves	117.68	.00	117.68	443.21	.00	443.21	.00
06920	Miscellaneous Income	.00	.00	.00	30.00	.00	30.00	.00
	TOTAL INCOME:	22,882.07	30,240.00	(7,357.93)	89,842.20	120,960.00	(31,117.80)	362,880.00
OPERATING EXPENSES:								
General Administrative Expenses-								
07010	Management & Accounting	1,000.00	1,064.00	64.00	4,000.00	4,256.00	256.00	12,768.00
07020	Professional/CPA Services	.00	125.00	125.00	.00	500.00	500.00	1,500.00
07260	Postage & Mail	38.39	.00	(38.39)	38.39	.00	(38.39)	.00
07280	Insurance	478.26	481.92	3.66	1,913.05	1,927.68	14.63	5,783.00
07300	Corporate Annual Report	.00	5.10	5.10	61.25	20.40	(40.85)	61.25
07320	Office Supplies	49.78	150.00	100.22	424.78	600.00	175.22	1,800.00
07430	Federal Income Tax	.00	257.50	257.50	.00	1,030.00	1,030.00	3,090.00
07440	State & Local Income Tax	.00	.00	.00	190.00	.00	(190.00)	.00
07890	Misc. Administrative Expense	.00	291.67	291.67	298.10	1,166.68	868.58	3,500.00
07990	Bad Debt Expense	.00	250.00	250.00	.00	1,000.00	1,000.00	3,000.00
	Subtotal General Admin Expens	1,566.43	2,625.19	1,058.76	6,925.57	10,500.76	3,575.19	31,502.25
Clubhouse/Pool-								
08210	Pool Operation & Mgmt.	.00	.00	.00	25.00	.00	(25.00)	.00
08220	Pool Maintenance Contract	800.00	800.00	.00	3,200.00	3,200.00	.00	9,600.00
08221	Pool Repairs	.00	158.33	158.33	.00	633.32	633.32	1,900.00
08290	Pool Permit	.00	20.83	20.83	.00	83.32	83.32	250.00
08340	Amenity Center-Miscellaneous	292.76	541.67	248.91	1,282.86	2,166.68	883.82	6,500.00
08350	Spirit Committee	.00	108.33	108.33	.00	433.32	433.32	1,300.00
	Subtotal Clubhouse/Pool:	1,092.76	1,629.16	536.40	4,507.86	6,516.64	2,008.78	19,550.00
Site Improvement								
	Subtotal Site Improvement	.00	.00	.00	.00	.00	.00	.00
Personnel Expense								
	Subtotal Personnel Expenses	.00	.00	.00	.00	.00	.00	.00
Utilities-								
08910	Electricity - Irrigation	148.22	516.67	368.45	610.51	2,066.68	1,456.17	6,200.00
08915	Electrical - Entry	20.66	33.33	12.67	90.41	133.32	42.91	400.00
08920	Electricity - Street Lights	1,142.48	1,250.00	107.52	4,480.18	5,000.00	519.82	15,000.00
08930	Water & Sewer	82.88	541.67	458.79	267.21	2,166.68	1,899.47	6,500.00

CREEKWOOD TOWNHOME ASSOCIATION, INC.

Income/Expense Statement
 Period: 04/01/19 to 04/30/19

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
08940	Garbage	20.19	.00	(20.19)	132.49	.00	(132.49)	.00
08955	Internet Modem	118.02	.00	(118.02)	466.84	.00	(466.84)	.00
08990	Telephone	.00	158.33	158.33	149.85	633.32	483.47	1,900.00
	Subtotal Utilities:	1,532.45	2,500.00	967.55	6,197.49	10,000.00	3,802.51	30,000.00
Ground Maintenance-								
09020	Mulch & Annuals	.00	1,560.00	1,560.00	9,180.00	6,240.00	(2,940.00)	18,720.00
09040	Landscape - Mulch/Replacement	.00	825.00	825.00	.00	3,300.00	3,300.00	9,900.00
09050	Gate/Access Control Maint.	.00	50.00	50.00	870.00	200.00	(670.00)	600.00
09051	Gate/Access System Programmin	217.95	.00	(217.95)	217.95	.00	(217.95)	.00
09110	Gen. Maint. & Repair	.00	1,291.67	1,291.67	4,400.00	5,166.68	766.68	15,500.00
09200	Janitorial Supplies	188.10	166.67	(21.43)	717.24	666.68	(50.56)	2,000.00
09610	Lawn Maint. & Landscaping	4,384.00	4,445.00	61.00	17,536.00	17,780.00	244.00	53,340.00
09615	Irrigation/Well Maint. & Rep	.00	375.00	375.00	.00	1,500.00	1,500.00	4,500.00
09620	Pond/Lake Maintenance	.00	275.00	275.00	825.00	1,100.00	275.00	3,300.00
09650	Security Services	.00	216.67	216.67	153.24	866.68	713.44	2,600.00
09750	Pest Control	1,080.00	1,008.33	(71.67)	4,212.00	4,033.32	(178.68)	12,100.00
09751	Termite Warranty Program	.00	504.00	504.00	.00	2,016.00	2,016.00	6,048.00
09850	Janitorial Services	440.00	816.67	376.67	1,760.00	3,266.68	1,506.68	9,800.00
	Subtotal Ground Maintenance:	6,310.05	11,534.01	5,223.96	39,871.43	46,136.04	6,264.61	138,408.00
	TOTAL OPERATING EXPENSES:	10,501.69	18,288.36	7,786.67	57,502.35	73,153.44	15,651.09	219,460.25
	INCOME/(LOSS) BEFORE RESERVE	12,380.38	11,951.64	428.74	32,339.85	47,806.56	(15,466.71)	143,419.75
Allocations to Reserves -								
09905	Reserves - Interest	117.68	.00	(117.68)	443.21	.00	(443.21)	.00
09910	Reserves - Deferred Maint.	5,650.56	11,951.65	6,301.09	21,940.23	47,806.60	25,866.37	143,419.75
	Total Reserves:	5,768.24	11,951.65	6,183.41	22,383.44	47,806.60	25,423.16	143,419.75
	Current Yr Net Income/(loss):	6,612.14	(.01)	6,612.15	9,956.41	(.04)	9,956.45	.00
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