

Creekwood Townhome Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Deferred Maintenance Fund	All Funds
	As of 08/31/2019	As of 08/31/2019	As of 08/31/2019
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	76,238	0	76,238
Cash - Deferred Maintenance	0	162,927	162,927
Accounts Receivable	17,026	0	17,026
Allowance for Bad Debts	(120)	0	(120)
Prepaid Insurance	647	0	647
Interfund Assets (Liabilities)	(1,000)	1,000	0
Total Current Assets	<u>92,791</u>	<u>163,927</u>	<u>256,718</u>
Other Assets			
Other Assets - Refundable Deposits	3,282	0	3,282
Deposits - Utility	189	0	189
Total Other Assets	<u>3,471</u>	<u>0</u>	<u>3,471</u>
TOTAL ASSETS	<u>96,262</u>	<u>163,927</u>	<u>260,190</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	2,045	0	2,045
Prepaid Assessments	21,429	0	21,429
Other Current Liabilities	3,551	0	3,551
Other Accrued Expenses	1,116	0	1,116
Management Company Clearance Account	750	0	750
Total Current Liabilities	<u>28,891</u>	<u>0</u>	<u>28,891</u>
TOTAL LIABILITIES	<u>28,891</u>	<u>0</u>	<u>28,891</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	16,948	128,017	144,964
YTD Net Surplus (Deficit)	50,424	35,911	86,335
TOTAL FUND BALANCES	<u>67,372</u>	<u>163,927</u>	<u>231,299</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>96,262</u>	<u>163,927</u>	<u>260,190</u>

Unaudited

Creekwood Townhome Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)
Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 08/31/2019				YTD 08/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	26,329	30,240	(3,911)	(13%)	187,783	241,920	(54,137)	(22%)	362,880	175,097	48%
TOTAL Regular Assessments	26,329	30,240	(3,911)	(13%)	187,783	241,920	(54,137)	(22%)	362,880	175,097	48%
Other Assessments											
Initial Assessment	3,500	0	3,500	100%	5,000	0	5,000	100%	0	(5,000)	0%
Working Capital Assessment	0	0	0	0%	500	0	500	100%	0	(500)	0%
TOTAL Other Assessments	3,500	0	3,500	100%	5,500	0	5,500	100%	0	(5,500)	0%
Assessment Allocation											
Assessment Allocation	(11,952)	(11,952)	0	0%	(35,855)	(95,613)	59,758	(63%)	(143,420)	(107,565)	75%
TOTAL Assessment Allocation	(11,952)	(11,952)	0	0%	(35,855)	(95,613)	59,758	(63%)	(143,420)	(107,565)	75%
TOTAL Assessments	17,878	18,288	(411)	(2%)	157,428	146,307	11,121	8%	219,460	62,032	28%
Other Income											
Late Payment Charges	625	0	625	100%	1,215	0	1,215	100%	0	(1,215)	0%
Lien Filing	(174)	0	(174)	(100%)	(174)	0	(174)	(100%)	0	174	100%
Late Payment Charges Waived	(100)	0	(100)	(100%)	(100)	0	(100)	(100%)	0	100	100%
Miscellaneous Income	0	0	0	0%	1,020	0	1,020	100%	0	(1,020)	0%
Advertising	0	0	0	0%	0	0	0	100%	0	0	0%
Finance Fees	135	0	135	100%	167	0	167	100%	0	(167)	0%
TOTAL Other Income	487	0	487	100%	2,129	0	2,129	100%	0	(2,129)	0%
TOTAL Revenues	18,364	18,288	76	0%	159,557	146,307	13,250	9%	219,460	59,903	27%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Utilities											
Electricity - Amenity Center	329	208	(121)	(58%)	882	1,667	784	47%	2,500	1,618	65%
Electricity - Entry	0	33	33	100%	110	267	156	59%	400	290	72%
Electricity - Irrigation	154	517	363	70%	1,075	4,133	3,058	74%	6,200	5,125	83%
Electricity - Streetlights	1,116	1,250	134	11%	9,000	10,000	1,000	10%	15,000	6,000	40%
Telephone/Gate Access Control	120	158	39	25%	505	1,267	762	60%	1,900	1,395	73%
Water/Sewer-Amenity Center	97	542	444	82%	830	4,333	3,503	81%	6,500	5,670	87%
TOTAL Electricity	1,815	2,708	893	33%	12,403	21,667	9,263	43%	32,500	20,097	62%
Grounds Maintenance											

Unaudited

Creekwood Townhome Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 08/31/2019				YTD 08/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Landscape Contract	4,529	4,445	(84)	(2%)	35,217	35,560	343	1%	53,340	18,123	34%
Mulch	0	1,560	1,560	100%	9,180	12,480	3,300	26%	18,720	9,540	51%
Pond/Lake Maintenance	275	275	0	0%	1,375	2,200	825	38%	3,300	1,925	58%
Landscape Repairs & Maint	0	825	825	100%	0	6,600	6,600	100%	9,900	9,900	100%
Irrigation/Well Maint/Replace	183	375	192	51%	725	3,000	2,275	76%	4,500	3,775	84%
Termite Warranty Program	0	504	504	100%	5,562	4,032	(1,530)	(38%)	6,048	486	8%
Pest Control	1,350	1,008	(342)	(34%)	3,672	8,067	4,395	54%	12,100	8,428	70%
TOTAL Grounds Maintenance	6,337	8,992	2,655	30%	55,731	71,939	16,207	23%	107,908	52,177	48%
Clubhouse and Pool											
Pool Maintenance Contract	800	800	0	0%	6,425	6,400	(25)	0%	9,600	3,175	33%
Pool Expense - Other	0	0	0	0%	435	0	(435)	(100%)	0	(435)	0%
Permits	250	0	(250)	(100%)	250	250	0	0%	250	0	0%
Pool Supplies and Repairs	289	150	(139)	(92%)	959	1,200	241	20%	1,900	941	50%
Amenity Center Repairs/Maint	137	333	196	59%	1,522	2,667	1,145	43%	4,000	2,478	62%
Janitorial Supplies	369	167	(202)	(121%)	1,086	1,333	247	19%	2,000	914	46%
Janitorial Services	1,540	817	(723)	(89%)	3,300	6,533	3,233	49%	9,800	6,500	66%
Social / Community Events	0	100	100	100%	0	800	800	100%	1,300	1,300	100%
TOTAL Clubhouse and Pool	3,385	2,367	(1,018)	(43%)	13,978	19,183	5,206	27%	28,850	14,872	52%
Repairs/Maint - General											
Gate Maintenance Contract	0	50	50	100%	870	400	(470)	(118%)	600	(270)	(45%)
Towing Contract or Services	0	217	217	100%	0	1,733	1,733	100%	2,600	2,600	100%
Amenity Access Systems	0	0	0	0%	218	0	(218)	(100%)	0	(218)	0%
General Maintenance and Repair	100	1,292	1,192	92%	7,350	10,333	2,983	29%	15,500	8,150	53%
TOTAL Repair/Maint - General	100	1,558	1,458	94%	8,438	12,467	4,029	32%	18,700	10,262	55%
Security and Patrols											
Security and Patrols	0	0	0	0%	153	0	(153)	(100%)	0	(153)	0%
TOTAL Security and Patrols	0	0	0	0%	153	0	(153)	(100%)	0	(153)	0%
Taxes - Personal Property											
General	0	0	0	0%	190	0	(190)	(100%)	0	(190)	0%
TOTAL Taxes - Personal Property	0	0	0	0%	190	0	(190)	(100%)	0	(190)	0%
Trash Removal											
Trash Removal	0	0	0	0%	50	0	(50)	(100%)	0	(50)	0%
TOTAL Trash Removal	0	0	0	0%	50	0	(50)	(100%)	0	(50)	0%

Unaudited

Creekwood Townhome Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 08/31/2019				YTD 08/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Direct Operating Expenses	11,637	15,626	3,988	26%	90,943	125,255	34,312	27%	187,958	97,015	52%
General and Administrative Expenses											
Professional Fees											
Income Tax Preparation	0	0	0	0%	0	3,090	3,090	100%	3,090	3,090	100%
Legal and Professional Fees	0	0	0	0%	0	1,000	1,000	100%	1,500	1,500	100%
TOTAL Professional Fees	0	0	0	0%	0	4,090	4,090	100%	4,590	4,590	100%
Bad Debts											
Bad Debts	0	250	250	100%	0	2,000	2,000	100%	3,000	3,000	100%
TOTAL Bad Debts	0	250	250	100%	0	2,000	2,000	100%	3,000	3,000	100%
Bank Charges											
Bank Charges	0	0	0	0%	145	0	(145)	(100%)	0	(145)	0%
TOTAL Bank Charges	0	0	0	0%	145	0	(145)	(100%)	0	(145)	0%
Collection Expense											
Collection Expense	85	0	(85)	(100%)	85	0	(85)	(100%)	0	(85)	0%
TOTAL Collection Expense	85	0	(85)	(100%)	85	0	(85)	(100%)	0	(85)	0%
Insurance											
General, Property & Liability	323	482	158	33%	4,598	3,855	(743)	(19%)	5,783	1,185	20%
TOTAL Insurance	323	482	158	33%	4,598	3,855	(743)	(19%)	5,783	1,185	20%
Management Fee											
Management Contract	1,012	1,064	52	5%	9,488	8,512	(976)	(11%)	12,768	3,280	26%
TOTAL Management Fee	1,012	1,064	52	5%	9,488	8,512	(976)	(11%)	12,768	3,280	26%
Administration											
Administration	135	0	(135)	(100%)	433	0	(433)	(100%)	0	(433)	0%
Corporate Annual Report	0	0	0	0%	61	61	0	0%	61	0	0%
Coupons	55	0	(55)	(100%)	515	0	(515)	(100%)	0	(515)	0%
Internet Access	0	0	0	0%	585	0	(585)	(100%)	0	(585)	0%
Miscellaneous	1,140	0	(1,140)	(100%)	1,816	0	(1,816)	(100%)	0	(1,816)	0%
Office Supplies	0	150	150	100%	425	1,200	775	65%	1,800	1,375	76%
Postage	0	0	0	0%	38	0	(38)	(100%)	0	(38)	0%
TOTAL Administration	1,330	150	(1,180)	(787%)	3,874	1,261	(2,612)	(207%)	1,861	(2,012)	(108%)
TOTAL General and Administrative Expenses	2,751	1,946	(805)	(41%)	18,190	19,719	1,529	8%	28,002	9,813	35%
TOTAL Operating Expenses	14,388	17,572	3,183	18%	109,133	144,974	35,841	25%	215,960	106,827	49%

Unaudited

Creekwood Townhome Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 08/31/2019				YTD 08/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Other Expenses											
Contingency	0	300	300	100%	0	2,400	2,400	100%	3,500	3,500	100%
TOTAL Other Expenses	0	300	300	100%	0	2,400	2,400	100%	3,500	3,500	100%
TOTAL Expenses	14,388	17,872	3,483	19%	109,133	147,374	38,241	26%	219,460	110,327	50%
NET SURPLUS (DEFICIT)	3,976	417	3,560	854%	50,424	(1,067)	51,491	(>999%)	0	(50,424)	0%

Creekwood Townhome Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)
Deferred Maintenance Fund
(Amounts rounded to nearest dollar)

	Month Ending 08/31/2019				YTD 08/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Assessment Allocation											
Assessment Allocation	11,952	11,952	0	0%	35,855	95,613	(59,758)	(63%)	143,420	107,565	75%
TOTAL Assessment Allocation	11,952	11,952	0	0%	35,855	95,613	(59,758)	(63%)	143,420	107,565	75%
TOTAL Assessments	11,952	11,952	0	0%	35,855	95,613	(59,758)	(63%)	143,420	107,565	75%
Other Income											
Interest Income	27	0	27	100%	56	0	56	100%	0	(56)	0%
TOTAL Other Income	27	0	27	100%	56	0	56	100%	0	(56)	0%
TOTAL Revenues	11,978	11,952	27	0%	35,911	95,613	(59,702)	(62%)	143,420	107,509	75%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	11,978	11,952	27	0%	35,911	95,613	(59,702)	(62%)	143,420	107,509	75%

Unaudited