

Creekwood Townhome Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Deferred Maintenance Fund	All Funds
	As of 10/31/2019	As of 10/31/2019	As of 10/31/2019
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	58,329	0	58,329
Cash - Deferred Maintenance	0	186,891	186,891
Accounts Receivable	17,325	0	17,325
Allowance for Bad Debts	(120)	0	(120)
Prepaid Insurance	5,971	0	5,971
Interfund Assets (Liabilities)	(1,000)	1,000	0
Total Current Assets	80,505	187,891	268,396
Other Assets			
Other Assets - Refundable Deposits	3,282	0	3,282
Deposits - Utility	189	0	189
Total Other Assets	3,471	0	3,471
TOTAL ASSETS	83,976	187,891	271,868
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	824	0	824
Prepaid Assessments	18,949	0	18,949
Other Current Liabilities	3,551	0	3,551
Other Accrued Expenses	1,233	0	1,233
Management Company Clearance Account	750	0	750
Total Current Liabilities	25,307	0	25,307
TOTAL LIABILITIES	25,307	0	25,307
FUND BALANCES			
Prior Years Surplus (Deficit)	16,948	128,017	144,964
YTD Net Surplus (Deficit)	41,722	59,875	101,597
TOTAL FUND BALANCES	58,670	187,891	246,561
TOTAL LIABILITIES AND FUND BALANCES	83,976	187,891	271,868

Unaudited

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

(Amounts rounded to nearest dollar)

	Month Ending 10/31/2019				YTD 10/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	26,460	30,240	(3,780)	(13%)	240,703	302,400	(61,697)	(20%)	362,880	122,177	34%
TOTAL Regular Assessments	26,460	30,240	(3,780)	(13%)	240,703	302,400	(61,697)	(20%)	362,880	122,177	34%
Other Assessments											
Initial Assessment	0	0	0	0%	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	0	0	0	0%	5,500	0	5,500	100%	0	(5,500)	0%
Assessment Allocation											
Assessment Allocation	(11,952)	(11,952)	0	0%	(59,758)	(119,517)	59,758	(50%)	(143,420)	(83,662)	58%
TOTAL Assessment Allocation	(11,952)	(11,952)	0	0%	(59,758)	(119,517)	59,758	(50%)	(143,420)	(83,662)	58%
TOTAL Assessments	14,508	18,288	(3,780)	(21%)	186,445	182,884	3,561	2%	219,460	33,016	15%
Other Income											
Late Payment Charges	475	0	475	100%	2,165	0	2,165	100%	0	(2,165)	0%
Lien Filing	0	0	0	0%	(174)	0	(174)	(100%)	0	174	100%
Late Payment Charges Waived	(25)	0	(25)	(100%)	(225)	0	(225)	(100%)	0	225	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	128	0	128	100%	381	0	381	100%	0	(381)	0%
TOTAL Other Income	578	0	578	100%	3,169	0	3,169	100%	0	(3,169)	0%
TOTAL Revenues	15,087	18,288	(3,202)	(18%)	189,613	182,884	6,730	4%	219,460	29,847	14%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - Amenity Center	619	208	(410)	(197%)	1,611	2,083	472	23%	2,500	889	36%
Electricity - Entry	21	33	12	37%	143	333	191	57%	400	257	64%
Electricity - Irrigation	119	517	398	77%	1,331	5,167	3,836	74%	6,200	4,869	79%
Electricity - Streetlights	1,123	1,250	127	10%	11,246	12,500	1,254	10%	15,000	3,754	25%
Telephone/Gate Access Control	129	158	30	19%	752	1,583	831	52%	1,900	1,148	60%
Water/Sewer-Amenity Center	158	542	384	71%	1,087	5,417	4,330	80%	6,500	5,413	83%
TOTAL Electricity	2,168	2,708	540	20%	16,170	27,083	10,913	40%	32,500	16,330	50%
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 10/31/2019				YTD 10/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Landscape Contract	4,674	4,445	(229)	(5%)	44,420	44,450	30	0%	53,340	8,920	17%
Mulch	0	1,560	1,560	100%	18,555	15,600	(2,955)	(19%)	18,720	165	1%
Pond/Lake Maintenance	550	275	(275)	(100%)	1,925	2,750	825	30%	3,300	1,375	42%
Landscape Repairs & Maint	0	825	825	100%	0	8,250	8,250	100%	9,900	9,900	100%
Irrigation/Well Maint/Replace	277	375	98	26%	1,351	3,750	2,399	64%	4,500	3,149	70%
Termite Warranty Program & Pest	0	504	504	100%	5,562	5,040	(522)	(10%)	6,048	486	8%
Pest Control	1,080	1,008	(72)	(7%)	5,886	10,083	4,197	42%	12,100	6,214	51%
TOTAL Grounds Maintenance	6,581	8,992	2,411	27%	77,699	89,923	12,224	14%	107,908	30,209	28%
Clubhouse and Pool											
Pool Maintenance Contract	800	800	0	0%	8,025	8,000	(25)	0%	9,600	1,575	16%
Pool Expense - Other	0	0	0	0%	435	0	(435)	(100%)	0	(435)	0%
Permits	0	0	0	0%	250	250	0	0%	250	0	0%
Pool Supplies and Repairs	0	150	150	100%	1,083	1,500	417	28%	1,900	817	43%
Amenity Center Repairs/Maint	0	333	333	100%	1,522	3,333	1,811	54%	4,000	2,478	62%
Janitorial Supplies	0	167	167	100%	1,184	1,667	483	29%	2,000	816	41%
Janitorial Services	605	817	212	26%	5,335	8,167	2,832	35%	9,800	4,465	46%
Social / Community Events	0	100	100	100%	0	1,000	1,000	100%	1,300	1,300	100%
TOTAL Clubhouse and Pool	1,405	2,367	962	41%	17,834	23,917	6,083	25%	28,850	11,016	38%
Repairs/Maint - General											
Gate Maintenance Contract	0	50	50	100%	990	500	(490)	(98%)	600	(390)	(65%)
Towing Contract or Services	0	217	217	100%	0	2,167	2,167	100%	2,600	2,600	100%
Amenity Access Systems	0	0	0	0%	218	0	(218)	(100%)	0	(218)	0%
General Maintenance and Repair	0	1,292	1,292	100%	10,243	12,917	2,674	21%	15,500	5,257	34%
TOTAL Repair/Maint - General	0	1,558	1,558	100%	11,451	15,583	4,132	27%	18,700	7,249	39%
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 10/31/2019				YTD 10/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Direct Operating Expenses	10,154	15,626	5,471	35%	123,547	156,507	32,960	21%	187,958	64,411	34%
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%	114	1,500	1,386	92%	1,500	1,386	92%
TOTAL Professional Fees	0	0	0	0%	114	4,590	4,476	98%	4,590	4,476	98%
Bad Debts											
Bad Debts	0	250	250	100%	2,448	2,500	52	2%	3,000	552	18%
TOTAL Bad Debts	0	250	250	100%	2,448	2,500	52	2%	3,000	552	18%
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%)	255	0	(255)	(100%)	0	(255)	0%
TOTAL Collection Expense	85	0	(85)	(100%)	255	0	(255)	(100%)	0	(255)	0%
Insurance											
General, Property & Liability	323	482	158	33%	5,245	4,819	(426)	(9%)	5,783	538	9%
TOTAL Insurance	323	482	158	33%	5,245	4,819	(426)	(9%)	5,783	538	9%
Management Fee											
Management Contract	1,012	1,064	52	5%	11,512	10,640	(872)	(8%)	12,768	1,256	10%
TOTAL Management Fee	1,012	1,064	52	5%	11,512	10,640	(872)	(8%)	12,768	1,256	10%
Administration											
Administration	135	0	(135)	(100%)	703	0	(703)	(100%)	0	(703)	0%
Corporate Annual Report	0	0	0	0%	61	61	0	0%	61	0	0%
Coupons	0	0	0	0%	520	0	(520)	(100%)	0	(520)	0%
Internet Access	0	0	0	0%	585	0	(585)	(100%)	0	(585)	0%
Miscellaneous	219	0	(219)	(100%)	2,293	0	(2,293)	(100%)	0	(2,293)	0%
Office Supplies	0	150	150	100%	425	1,500	1,075	72%	1,800	1,375	76%
Postage	0	0	0	0%	38	0	(38)	(100%)	0	(38)	0%
TOTAL Administration	354	150	(204)	(136%)	4,625	1,561	(3,064)	(196%)	1,861	(2,764)	(148%)
TOTAL General and Administrative Expenses	1,774	1,946	172	9%	24,344	24,110	(233)	(1%)	28,002	3,658	13%
TOTAL Operating Expenses	11,929	17,572	5,643	32%	147,891	180,617	32,726	18%	215,960	68,070	32%

Unaudited

Creekwood Townhome Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 10/31/2019				YTD 10/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Other Expenses											
Contingency	0	300	300	100%	0	3,000	3,000	100%	3,500	3,500	100%
TOTAL Other Expenses	0	300	300	100%	0	3,000	3,000	100%	3,500	3,500	100%
TOTAL Expenses	11,929	17,872	5,943	33%	147,891	183,617	35,726	19%	219,460	71,570	33%
NET SURPLUS (DEFICIT)	3,158	417	2,741	658%	41,722	(734)	42,456	(>999%)	0	(41,722)	0%

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

	Month Ending 10/31/2019				YTD 10/31/2019				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Assessment Allocation											
Assessment Allocation	11,952	11,952	0	0%	59,758	119,517	(59,758)	(50%)	143,420	83,662	58%
TOTAL Assessment Allocation	11,952	11,952	0	0%	59,758	119,517	(59,758)	(50%)	143,420	83,662	58%
TOTAL Assessments	11,952	11,952	0	0%	59,758	119,517	(59,758)	(50%)	143,420	83,662	58%
Other Income											
Interest Income	31	0	31	100%	117	0	117	100%	0	(117)	0%
TOTAL Other Income	31	0	31	100%	117	0	117	100%	0	(117)	0%
TOTAL Revenues	11,983	11,952	31	0%	59,875	119,517	(59,642)	(50%)	143,420	83,545	58%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	11,983	11,952	31	0%	59,875	119,517	(59,642)	(50%)	143,420	83,545	58%

Unaudited