

Creekwood Townhome Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Deferred Maintenance Fund	All Funds
	As of 02/29/2020	As of 02/29/2020	As of 02/29/2020
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	32,007	0	32,007
Cash - Deferred Maintenance	0	294,865	294,865
Accounts Receivable	17,894	0	17,894
Allowance for Bad Debts	(120)	0	(120)
Prepaid Insurance	3,981	0	3,981
Interfund Assets (Liabilities)	(1,000)	1,000	0
Total Current Assets	<u>52,761</u>	<u>295,865</u>	<u>348,626</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>56,233</u>	<u>295,865</u>	<u>352,097</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	2,955	0	2,955
Prepaid Assessments	24,526	0	24,526
Other Current Liabilities	3,551	0	3,551
Other Accrued Expenses	5,149	0	5,149
Management Company Clearance Account	750	0	750
Total Current Liabilities	<u>36,931</u>	<u>0</u>	<u>36,931</u>
TOTAL LIABILITIES	<u>36,931</u>	<u>0</u>	<u>36,931</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	13,447	271,621	285,068
YTD Net Surplus (Deficit)	5,854	24,244	30,098
TOTAL FUND BALANCES	<u>19,301</u>	<u>295,865</u>	<u>315,166</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>56,233</u>	<u>295,865</u>	<u>352,097</u>

Unaudited

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

(Amounts rounded to nearest dollar)

	Month Ending 02/29/2020				YTD 02/29/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	30,275	30,240	35	0%	60,245	60,480	(235)	0%	362,880	302,635	83%
Other Assessments											
Initial Assessment	500	0	500	100%	500	0	500	100%	0	(500)	0%
Working Capital Assessment	500	0	500	100%	500	0	500	100%	0	(500)	0%
TOTAL Other Assessments	1,000	0	1,000	100%	1,000	0	1,000	100%	0	(1,000)	0%
Assessment Allocation											
Assessment Allocation	(12,083)	(12,083)	0	0%	(24,166)	(24,166)	0	0%	(145,000)	(120,834)	83%
TOTAL Assessment Allocation	(12,083)	(12,083)	0	0%	(24,166)	(24,166)	0	0%	(145,000)	(120,834)	83%
TOTAL Assessments	19,192	18,157	1,035	6%	37,079	36,314	765	2%	217,880	180,801	83%
Other Income											
Late Payment Charges	425	0	425	100%	1,025	0	1,025	100%	0	(1,025)	0%
Late Payment Charges Waived	0	0	0	0%	(400)	0	(400)	(100%)	0	400	100%
Finance Fees	185	0	185	100%	337	0	337	100%	0	(337)	0%
TOTAL Other Income	610	0	610	100%	962	0	962	100%	0	(962)	0%
TOTAL Revenues	19,802	18,157	1,645	9%	38,041	36,314	1,727	5%	217,880	179,839	83%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Utilities											
Electricity - Amenity Center	280	118	(162)	(137%)	578	236	(342)	(145%)	1,421	843	59%
Electricity - Entry	21	114	93	82%	42	228	186	81%	1,366	1,324	97%
Electricity - Irrigation	89	350	261	75%	188	700	512	73%	4,200	4,012	96%
Electricity - Streetlights	1,116	1,283	167	13%	2,232	2,566	334	13%	15,400	13,168	86%
Telephone/Gate Access Control	128	50	(78)	(156%)	256	100	(156)	(156%)	600	344	57%
Water/Sewer-Amenity Center	475	266	(209)	(79%)	796	532	(264)	(50%)	3,188	2,392	75%
TOTAL Utilities	2,109	2,181	72	3%	4,093	4,362	269	6%	26,175	22,082	84%
Grounds Maintenance											
Landscape Contract	6,314	4,450	(1,864)	(42%)	12,628	8,900	(3,728)	(42%)	53,400	40,772	76%
Mulch	0	1,560	1,560	100%	0	3,120	3,120	100%	18,726	18,726	100%
Landscape - Other	0	83	83	100%	0	166	166	100%	1,000	1,000	100%
Pond/Lake Maintenance	275	275	0	0%	550	550	0	0%	3,300	2,750	83%

Unaudited

Creekwood Townhome Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 02/29/2020				YTD 02/29/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Irrigation/Well Maint/Replace	160	300	140	47%	445	600	155	26%	3,600	3,155	88%
Termite Warranty Program & Pest	0	1,512	1,512	100%	1,620	3,024	1,404	46%	18,148	16,528	91%
TOTAL Grounds Maintenance	6,749	8,180	1,431	17%	15,243	16,360	1,117	7%	98,174	82,931	84%
Clubhouse and Pool											
Pool Maintenance Contract	800	800	0	0%	1,600	1,600	0	0%	9,600	8,000	83%
Pool Expense - Other	0	175	175	100%	0	350	350	100%	2,100	2,100	100%
Amenity Center Repairs/Maint	0	333	333	100%	0	666	666	100%	4,000	4,000	100%
Janitorial Supplies	11	167	156	94%	11	334	323	97%	2,000	1,989	99%
Janitorial Services	990	750	(240)	(32%)	990	1,500	510	34%	9,000	8,010	89%
Annual Meeting	125	100	(25)	(25%)	125	200	75	37%	1,200	1,075	90%
Homeowner Activities	0	200	200	100%	0	400	400	100%	2,400	2,400	100%
Winter	0	208	208	100%	0	416	416	100%	2,500	2,500	100%
TOTAL Clubhouse and Pool	1,926	2,733	807	30%	2,726	5,466	2,740	50%	32,800	30,074	92%
Repairs/Maint - General											
Gate Maintenance Contract	0	50	50	100%	240	100	(140)	(140%)	600	360	60%
Amenity Access Systems	0	67	67	100%	0	134	134	100%	800	800	100%
General Maintenance and Repair	4,138	1,550	(2,588)	(167%)	4,878	3,100	(1,778)	(57%)	18,600	13,722	74%
TOTAL Repair/Maint - General	4,138	1,667	(2,471)	(148%)	5,118	3,334	(1,784)	(54%)	20,000	14,882	74%
TOTAL Direct Operating Expenses	14,923	14,761	(162)	(1%)	27,180	29,522	2,342	8%	177,149	149,969	85%
General and Administrative Expenses											
Professional Fees											
Income Tax Preparation	0	250	250	100%	0	500	500	100%	3,000	3,000	100%
Legal and Professional Fees	235	300	65	22%	917	600	(317)	(53%)	3,600	2,684	75%
Reserve Study	0	375	375	100%	0	750	750	100%	4,500	4,500	100%
TOTAL Professional Fees	235	925	690	75%	917	1,850	934	50%	11,100	10,184	92%
Bank Charges											
Bank Charges	0	17	17	100%	0	34	34	100%	200	200	100%
TOTAL Bank Charges	0	17	17	100%	0	34	34	100%	200	200	100%
Collection Expense											
Collection Expense	85	85	0	0%	170	170	0	0%	1,020	850	83%
TOTAL Collection Expense	85	85	0	0%	170	170	0	0%	1,020	850	83%
Insurance											
Directors and Officers	0	104	104	100%	0	208	208	100%	1,250	1,250	100%

Unaudited

Creekwood Townhome Association, Inc.

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

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 02/29/2020				YTD 02/29/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
General, Property & Liability	498	433	(65)	(15%)	995	866	(129)	(15%)	5,200	4,205	81%
Worker's Compensation	0	81	81	100%	0	162	162	100%	976	976	100%
TOTAL Insurance	498	618	120	19%	995	1,236	241	19%	7,426	6,431	87%
Management Fee											
Management Contract	1,012	1,012	0	0%	2,024	2,024	0	0%	12,144	10,120	83%
TOTAL Management Fee	1,012	1,012	0	0%	2,024	2,024	0	0%	12,144	10,120	83%
Administration											
Administration	135	135	0	0%	270	270	0	0%	1,620	1,350	83%
Corporate Annual Report	0	9	9	100%	0	18	18	100%	113	113	100%
Coupons	12	0	(12)	(100%)	12	0	(12)	(100%)	0	(12)	0%
Internet Access	0	120	120	100%	0	240	240	100%	1,440	1,440	100%
Miscellaneous	212	0	(212)	(100%)	619	0	(619)	(100%)	0	(619)	0%
Office Supplies	0	150	150	100%	0	300	300	100%	1,800	1,800	100%
Postage	0	50	50	100%	0	100	100	100%	600	600	100%
TOTAL Administration	359	464	105	23%	901	928	27	3%	5,573	4,672	84%
TOTAL General and Administrative Expenses	2,189	3,121	932	30%	5,006	6,242	1,236	20%	37,463	32,457	87%
TOTAL Operating Expenses	17,111	17,882	771	4%	32,187	35,764	3,577	10%	214,612	182,425	85%
Other Expenses											
Contingency	0	221	221	100%	0	442	442	100%	2,652	2,652	100%
TOTAL Other Expenses	0	221	221	100%	0	442	442	100%	2,652	2,652	100%
TOTAL Expenses	17,111	18,103	992	5%	32,187	36,206	4,019	11%	217,264	185,077	85%
NET SURPLUS (DEFICIT)	2,691	54	2,637	>999%	5,854	108	5,746	>999%	616	(5,238)	(850%)

Unaudited

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

	Month Ending 02/29/2020				YTD 02/29/2020				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Assessment Allocation											
Assessment Allocation	12,083	12,083	0	0%	24,166	24,166	0	0%	145,000	120,834	83%
TOTAL Assessment Allocation	12,083	12,083	0	0%	24,166	24,166	0	0%	145,000	120,834	83%
TOTAL Assessments	12,083	12,083	0	0%	24,166	24,166	0	0%	145,000	120,834	83%
Other Income											
Interest Income	41	0	41	100%	78	0	78	100%	0	(78)	0%
TOTAL Other Income	41	0	41	100%	78	0	78	100%	0	(78)	0%
TOTAL Revenues	12,124	12,083	41	0%	24,244	24,166	78	0%	145,000	120,756	83%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	12,124	12,083	41	0%	24,244	24,166	78	0%	145,000	120,756	83%

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