

**CREEKWOOD TOWNHOME ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**November 30, 2020**

**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.**

**Creekwood Townhome Association Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of November 30, 2020

	Nov 30, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Centennial OP 7298	55,525.38
1010.99 · Management Escrow	1,100.00
1110 · Centennial MM 7352	405,138.64
<b>Total Checking/Savings</b>	461,764.02
<b>Accounts Receivable</b>	(230.14)
<b>Other Current Assets</b>	
1200 · *Undeposited Funds	540.00
1220 · Allowance for Bad Debt	(1,600.00)
1250 · Refundable Deposits	3,282.38
1260 · Utility Deposits	189.08
1280 · Prepaid Insurance	5,830.40
<b>Total Other Current Assets</b>	8,241.86
<b>Total Current Assets</b>	469,775.74
<b>TOTAL ASSETS</b>	<b>469,775.74</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	4,703.86
<b>Other Current Liabilities</b>	
2100 · Other Current Liabilities	3,551.08
2510 · Accrued Expenses	275.00
<b>Total Other Current Liabilities</b>	3,826.08
<b>Total Current Liabilities</b>	8,529.94
<b>Long Term Liabilities</b>	
3100 · Reserve Fund	405,138.64
<b>Total Long Term Liabilities</b>	405,138.64
<b>Total Liabilities</b>	413,668.58
<b>Equity</b>	
3340 · Prior Years Surplus/Deficit	13,447.35
Net Income	42,659.81
<b>Total Equity</b>	56,107.16
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>469,775.74</b>

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

November 2020

	Nov 20	Budget	\$ Over Budg...	Jan - Nov 20	YTD Budget	\$ Over Budg...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 · Regular Assessments	18,156.67	18,156.67	0.00	199,488.17	199,723.33	(235.16)	217,880.00
4101 · Reserve Assessments	12,083.33	12,083.33	0.00	132,916.67	132,916.67	0.00	145,000.00
4110 · Initial Assessment	0.00	0.00	0.00	500.00	0.00	500.00	0.00
4120 · Working Capital Assessment	1,000.00	0.00	1,000.00	5,000.00	0.00	5,000.00	0.00
4230 · Late Fees	166.68	0.00	166.68	3,450.36	0.00	3,450.36	0.00
4260 · Other Income	409.19	0.00	409.19	734.95	0.00	734.95	0.00
<b>Total Income</b>	<b>31,815.87</b>	<b>30,240.00</b>	<b>1,575.87</b>	<b>342,090.15</b>	<b>332,640.00</b>	<b>9,450.15</b>	<b>362,880.00</b>
<b>Gross Profit</b>	<b>31,815.87</b>	<b>30,240.00</b>	<b>1,575.87</b>	<b>342,090.15</b>	<b>332,640.00</b>	<b>9,450.15</b>	<b>362,880.00</b>
<b>Expense</b>							
<b>Grounds Maintenance</b>							
7110 · Landscape Contract	1,128.11	4,450.00	(3,321.89)	52,843.38	48,950.00	3,893.38	53,400.00
7120 · Mulch	0.00	1,560.50	(1,560.50)	0.00	17,165.50	(17,165.50)	18,726.00
7130 · Landscape Other	1,070.00	83.33	986.67	1,070.00	916.67	153.33	1,000.00
7140 · Pond/Lake Maintenance	0.00	275.00	(275.00)	1,650.00	3,025.00	(1,375.00)	3,300.00
7150 · Irrigation/Well Maint/Replace	289.16	300.00	(10.84)	4,550.26	3,300.00	1,250.26	3,600.00
7160 · Termite Warranty Program &...	1,836.00	1,512.33	323.67	18,252.00	16,635.67	1,616.33	18,148.00
<b>Total Grounds Maintenance</b>	<b>4,323.27</b>	<b>8,181.16</b>	<b>(3,857.89)</b>	<b>78,365.64</b>	<b>89,992.84</b>	<b>(11,627.20)</b>	<b>98,174.00</b>
<b>Repairs/Maint General</b>							
7210 · General Repairs & Maintena...	321.00	1,550.00	(1,229.00)	11,596.56	17,050.00	(5,453.44)	18,600.00
7220 · Gate Maintenance Contract	120.00	50.00	70.00	600.00	550.00	50.00	600.00
7230 · Amenity Access Systems	0.00	66.67	(66.67)	0.00	733.33	(733.33)	800.00
<b>Total Repairs/Maint General</b>	<b>441.00</b>	<b>1,666.67</b>	<b>(1,225.67)</b>	<b>12,196.56</b>	<b>18,333.33</b>	<b>(6,136.77)</b>	<b>20,000.00</b>
<b>Clubhouse &amp; Pool</b>							
7310 · Pool Maintenance Contract	800.00	800.00	0.00	8,800.00	8,800.00	0.00	9,600.00
7320 · Pool Other	0.00	175.00	(175.00)	2,497.66	1,925.00	572.66	2,100.00
7330 · Amenity Center Repairs/Maint	0.00	333.33	(333.33)	0.00	3,666.67	(3,666.67)	4,000.00
7340 · Janitorial Supplies	0.00	166.67	(166.67)	461.82	1,833.33	(1,371.51)	2,000.00
7350 · Janitorial Services	500.00	750.00	(250.00)	4,640.82	8,250.00	(3,609.18)	9,000.00
7360 · Annual Meeting	0.00	100.00	(100.00)	125.14	1,100.00	(974.86)	1,200.00
7370 · Homeowner Activities	0.00	200.00	(200.00)	0.00	2,200.00	(2,200.00)	2,400.00
7380 · Winter	657.61	208.33	449.28	657.61	2,291.67	(1,634.06)	2,500.00
<b>Total Clubhouse &amp; Pool</b>	<b>1,957.61</b>	<b>2,733.33</b>	<b>(775.72)</b>	<b>17,183.05</b>	<b>30,066.67</b>	<b>(12,883.62)</b>	<b>32,800.00</b>
<b>Other Expenses</b>							
7410 · Contingency	0.00	272.33	(272.33)	0.00	2,995.67	(2,995.67)	3,268.00
7450 · Reserve Assessment Allocat...	12,083.33	12,083.33	0.00	132,916.66	132,916.67	(0.01)	145,000.00
<b>Total Other Expenses</b>	<b>12,083.33</b>	<b>12,355.66</b>	<b>(272.33)</b>	<b>132,916.66</b>	<b>135,912.34</b>	<b>(2,995.68)</b>	<b>148,268.00</b>
<b>Utilities</b>							
7510 · Electricity - Amenity Center	292.00	118.42	173.58	2,948.25	1,302.58	1,645.67	1,421.00
7520 · Electricity - Entry	21.54	113.83	(92.29)	235.12	1,252.17	(1,017.05)	1,366.00
7530 · Electricity - Irrigation	104.20	350.00	(245.80)	1,626.31	3,850.00	(2,223.69)	4,200.00
7540 · Electricity - Streetlights	1,118.38	1,283.33	(164.95)	12,268.59	14,116.67	(1,848.08)	15,400.00
7550 · Telephone/Gate Access Con...	0.00	50.00	(50.00)	0.00	550.00	(550.00)	600.00
7560 · Water/Sewer - Amenity Center	389.57	265.67	123.90	6,380.79	2,922.33	3,458.46	3,188.00
<b>Total Utilities</b>	<b>1,925.69</b>	<b>2,181.25</b>	<b>(255.56)</b>	<b>23,459.06</b>	<b>23,993.75</b>	<b>(534.69)</b>	<b>26,175.00</b>
<b>Professional Fees</b>							
7610 · Tax Preparation	0.00	250.00	(250.00)	295.00	2,750.00	(2,455.00)	3,000.00
7620 · Legal & Professional Fees	141.00	300.00	(159.00)	2,619.00	3,300.00	(681.00)	3,600.00
7630 · Reserve Study	0.00	375.00	(375.00)	2,690.63	4,125.00	(1,434.37)	4,500.00
7640 · Property Taxes	0.00	0.00	0.00	(511.32)	0.00	(511.32)	0.00
<b>Total Professional Fees</b>	<b>141.00</b>	<b>925.00</b>	<b>(784.00)</b>	<b>5,093.31</b>	<b>10,175.00</b>	<b>(5,081.69)</b>	<b>11,100.00</b>
<b>Insurance</b>							
7710 · Directors & Officers	103.17	104.17	(1.00)	1,134.85	1,145.83	(10.98)	1,250.00
7720 · General, Property & Liability	370.54	433.33	(62.79)	3,740.53	4,766.67	(1,026.14)	5,200.00
7730 · Worker's Comp	56.33	81.33	(25.00)	630.51	894.67	(264.16)	976.00
<b>Total Insurance</b>	<b>530.04</b>	<b>618.83</b>	<b>(88.79)</b>	<b>5,505.89</b>	<b>6,807.17</b>	<b>(1,301.28)</b>	<b>7,426.00</b>

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

November 2020

	Nov 20	Budget	\$ Over Budg...	Jan - Nov 20	YTD Budget	\$ Over Budg...	Annual Bud...
<b>Administration</b>							
7810 · Administration Other	0.00	135.00	(135.00)	2,445.00	1,485.00	960.00	1,620.00
7820 · Corporate Annual Report	0.00	9.42	(9.42)	161.25	103.58	57.67	113.00
7830 · Coupons	0.00	0.00	0.00	36.00	0.00	36.00	0.00
7835 · Bank Charges	27.33	16.67	10.66	81.29	183.33	(102.04)	200.00
7840 · Internet Access	0.00	120.00	(120.00)	551.20	1,320.00	(768.80)	1,440.00
7850 · Miscellaneous	0.00	0.00	0.00	5,480.27	0.00	5,480.27	0.00
7860 · Postage	30.30	50.00	(19.70)	169.00	550.00	(381.00)	600.00
7870 · Management Fee	1,500.00	1,012.00	488.00	13,084.00	11,132.00	1,952.00	12,144.00
7880 · Office Supplies	44.50	150.00	(105.50)	630.81	1,650.00	(1,019.19)	1,800.00
7890 · Collections Expense	0.00	85.00	(85.00)	595.00	935.00	(340.00)	1,020.00
7895 · Bad Debt Expense	0.00	0.00	0.00	1,476.35	0.00	1,476.35	0.00
<b>Total Administration</b>	<b>1,602.13</b>	<b>1,578.09</b>	<b>24.04</b>	<b>24,710.17</b>	<b>17,358.91</b>	<b>7,351.26</b>	<b>18,937.00</b>
<b>Total Expense</b>	<b>23,004.07</b>	<b>30,239.99</b>	<b>(7,235.92)</b>	<b>299,430.34</b>	<b>332,640.01</b>	<b>(33,209.67)</b>	<b>362,880.00</b>
<b>Net Ordinary Income</b>	<b>8,811.80</b>	<b>0.01</b>	<b>8,811.79</b>	<b>42,659.81</b>	<b>(0.01)</b>	<b>42,659.82</b>	<b>0.00</b>
<b>Net Income</b>	<b>8,811.80</b>	<b>0.01</b>	<b>8,811.79</b>	<b>42,659.81</b>	<b>(0.01)</b>	<b>42,659.82</b>	<b>0.00</b>

**CREEKWOOD TOWNHOME ASSOCIATION, INC.**  
**Reserve Balances**  
**November 30, 2020**

	Balance 1/1/20	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>3100 Deferred Maintenance</b>	\$ 271,620.78	132,916.66	-	-	601.20	405,138.64
<b>Total Reserves</b>	<u>\$ 271,620.78</u>	<u>132,916.66</u>	<u>-</u>	<u>-</u>	<u>601.20</u>	<u>405,138.64</u>

**Expense Details**

Deferred Maintenance

Total \$ -

**Allocation Details**