

**CREEKWOOD TOWNHOME ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**August 31, 2021**

**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 August 31, 2021

	Aug 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Centennial OP 7298	126,332.67
1010.99 · Management Escrow	(500.00)
1015 · Due to/from OP	1,185.50
1110 · Centennial MM 7352	504,826.59
1115 · Due to/from Reserves	(1,185.50)
<b>Total Checking/Savings</b>	630,659.26
<b>Accounts Receivable</b>	
1150 · Accounts Receivable	(25,789.92)
<b>Total Accounts Receivable</b>	(25,789.92)
<b>Other Current Assets</b>	
1200 · *Undeposited Funds	2,390.00
1220 · Allowance for Bad Debt	(1,600.00)
1250 · Refundable Deposits	3,282.38
1260 · Utility Deposits	189.08
1280 · Prepaid Insurance	1,060.04
<b>Total Other Current Assets</b>	5,321.50
<b>Total Current Assets</b>	610,190.84
<b>TOTAL ASSETS</b>	<b>610,190.84</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	6,583.92
<b>Total Accounts Payable</b>	6,583.92
<b>Other Current Liabilities</b>	
2100 · Other Current Liabilities	3,551.08
<b>Total Other Current Liabilities</b>	3,551.08
<b>Total Current Liabilities</b>	10,135.00
<b>Long Term Liabilities</b>	
3100 · Reserve Fund	503,641.09
<b>Total Long Term Liabilities</b>	503,641.09
<b>Total Liabilities</b>	513,776.09
<b>Equity</b>	
3340 · Prior Years Surplus/Deficit	65,198.12
Net Income	31,216.63
<b>Total Equity</b>	96,414.75
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>610,190.84</b>

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

August 2021

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 · Regular Assessments	18,156.67	18,156.25	0.42	145,253.32	145,250.00	3.32	217,875.00
4101 · Reserve Assessments	12,083.33	12,083.33	0.00	96,666.68	96,666.68	0.00	145,000.00
4120 · Working Capital Assessment	500.00	0.00	500.00	6,500.00	0.00	6,500.00	0.00
4230 · Late Fees	220.61	0.00	220.61	2,294.97	0.00	2,294.97	0.00
4260 · Other Income	509.13	0.00	509.13	2,692.93	0.00	2,692.93	0.00
<b>Total Income</b>	<b>31,469.74</b>	<b>30,239.58</b>	<b>1,230.16</b>	<b>253,407.90</b>	<b>241,916.68</b>	<b>11,491.22</b>	<b>362,875.00</b>
<b>Gross Profit</b>	<b>31,469.74</b>	<b>30,239.58</b>	<b>1,230.16</b>	<b>253,407.90</b>	<b>241,916.68</b>	<b>11,491.22</b>	<b>362,875.00</b>
<b>Expense</b>							
<b>Grounds Maintenance</b>							
7110 · Landscape Contract	4,224.00	4,224.00	0.00	33,792.00	33,792.00	0.00	50,688.00
7120 · Mulch	0.00	1,500.00	(1,500.00)	11,908.50	12,000.00	(91.50)	18,000.00
7130 · Landscape Other	862.17	125.00	737.17	8,796.42	1,000.00	7,796.42	1,500.00
7140 · Pond/Lake Maintenance	138.00	275.00	(137.00)	1,104.00	2,200.00	(1,096.00)	3,300.00
7150 · Irrigation/Well Maint/Replace	0.00	417.50	(417.50)	1,392.44	3,340.00	(1,947.56)	5,010.00
7160 · Termite Warranty Program & ...	1,566.00	1,666.67	(100.67)	12,258.00	13,333.32	(1,075.32)	20,000.00
<b>Total Grounds Maintenance</b>	<b>6,790.17</b>	<b>8,208.17</b>	<b>(1,418.00)</b>	<b>69,251.36</b>	<b>65,665.32</b>	<b>3,586.04</b>	<b>98,498.00</b>
<b>Repairs/Maint General</b>							
7210 · General Repairs & Maintenance	1,381.00	2,166.67	(785.67)	8,209.00	17,333.32	(9,124.32)	26,000.00
7220 · Gate Maintenance Contract	0.00	50.00	(50.00)	360.00	400.00	(40.00)	600.00
7230 · Amenity Access Systems	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
<b>Total Repairs/Maint General</b>	<b>1,381.00</b>	<b>2,258.34</b>	<b>(877.34)</b>	<b>8,569.00</b>	<b>18,066.64</b>	<b>(9,497.64)</b>	<b>27,100.00</b>
<b>Clubhouse &amp; Pool</b>							
7310 · Pool Maintenance Contract	475.00	475.00	0.00	3,800.00	3,800.00	0.00	5,700.00
7320 · Pool Other	0.00	250.00	(250.00)	1,512.42	2,000.00	(487.58)	3,000.00
7330 · Amenity Center Repairs/Maint	1,350.51	250.00	1,100.51	3,551.96	2,000.00	1,551.96	3,000.00
7340 · Janitorial Supplies	546.85	41.67	505.18	1,209.82	333.32	876.50	500.00
7350 · Janitorial Services	500.00	541.67	(41.67)	4,100.00	4,333.32	(233.32)	6,500.00
7370 · Homeowner Activities	0.00	166.67	(166.67)	0.00	1,333.32	(1,333.32)	2,000.00
7380 · Winter	0.00	83.33	(83.33)	0.00	666.68	(666.68)	1,000.00
<b>Total Clubhouse &amp; Pool</b>	<b>2,872.36</b>	<b>1,808.34</b>	<b>1,064.02</b>	<b>14,174.20</b>	<b>14,466.64</b>	<b>(292.44)</b>	<b>21,700.00</b>
<b>Other Expenses</b>							
7450 · Reserve Assessment Allocation	12,083.33	12,083.33	0.00	96,666.68	96,666.68	0.00	145,000.00
<b>Total Other Expenses</b>	<b>12,083.33</b>	<b>12,083.33</b>	<b>0.00</b>	<b>96,666.68</b>	<b>96,666.68</b>	<b>0.00</b>	<b>145,000.00</b>
<b>Utilities</b>							
7510 · Electricity - Amenity Center	740.66	291.67	448.99	3,020.99	2,333.32	687.67	3,500.00
7520 · Electricity - Entry	19.66	25.00	(5.34)	168.57	200.00	(31.43)	300.00
7530 · Electricity - Irrigation	104.72	166.67	(61.95)	727.39	1,333.32	(605.93)	2,000.00
7540 · Electricity - Streetlights	1,115.54	1,000.00	115.54	8,932.13	8,000.00	932.13	12,000.00
7550 · Telephone/Gate Access Control	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
7560 · Water/Sewer - Amenity Center	97.21	666.67	(569.46)	1,407.05	5,333.32	(3,926.27)	8,000.00
<b>Total Utilities</b>	<b>2,077.79</b>	<b>2,191.68</b>	<b>(113.89)</b>	<b>14,256.13</b>	<b>17,533.28</b>	<b>(3,277.15)</b>	<b>26,300.00</b>
<b>Professional Fees</b>							
7610 · Tax Preparation	0.00	41.67	(41.67)	200.00	333.32	(133.32)	500.00
7620 · Legal & Professional Fees	0.00	291.67	(291.67)	300.00	2,333.32	(2,033.32)	3,500.00
<b>Total Professional Fees</b>	<b>0.00</b>	<b>333.34</b>	<b>(333.34)</b>	<b>500.00</b>	<b>2,666.64</b>	<b>(2,166.64)</b>	<b>4,000.00</b>
<b>Insurance</b>							
7710 · Directors & Officers	103.17	104.17	(1.00)	825.36	833.32	(7.96)	1,250.00
7720 · General, Property & Liability	370.54	458.33	(87.79)	2,964.32	3,666.68	(702.36)	5,500.00
7730 · Worker's Comp	56.33	83.33	(27.00)	450.64	666.68	(216.04)	1,000.00
<b>Total Insurance</b>	<b>530.04</b>	<b>645.83</b>	<b>(115.79)</b>	<b>4,240.32</b>	<b>5,166.68</b>	<b>(926.36)</b>	<b>7,750.00</b>
<b>Administration</b>							
7810 · Administration Other	44.00	208.33	(164.33)	731.69	1,666.68	(934.99)	2,500.00
7820 · Corporate Annual Report	0.00	13.42	(13.42)	86.25	107.32	(21.07)	161.00
7830 · Coupons	0.00	4.17	(4.17)	13.50	33.32	(19.82)	50.00
7835 · Bank Charges	20.10	3.00	17.10	160.05	24.00	136.05	36.00
7840 · Internet Access	50.00	120.00	(70.00)	400.00	960.00	(560.00)	1,440.00
7850 · Miscellaneous	0.00	500.00	(500.00)	0.00	4,000.00	(4,000.00)	6,000.00
7860 · Postage	4.99	41.67	(36.68)	266.19	333.32	(67.13)	500.00
7870 · Management Fee	1,545.00	1,545.00	0.00	12,360.00	12,360.00	0.00	18,540.00
7880 · Office Supplies	8.50	83.33	(74.83)	515.90	666.68	(150.78)	1,000.00
7890 · Collections Expense	0.00	66.67	(66.67)	0.00	533.32	(533.32)	800.00
7895 · Bad Debt Expense	0.00	125.00	(125.00)	0.00	1,000.00	(1,000.00)	1,500.00
<b>Total Administration</b>	<b>1,672.59</b>	<b>2,710.59</b>	<b>(1,038.00)</b>	<b>14,533.58</b>	<b>21,684.64</b>	<b>(7,151.06)</b>	<b>32,527.00</b>
<b>Total Expense</b>	<b>27,407.28</b>	<b>30,239.62</b>	<b>(2,832.34)</b>	<b>222,191.27</b>	<b>241,916.52</b>	<b>(19,725.25)</b>	<b>362,875.00</b>
<b>Net Ordinary Income</b>	<b>4,062.46</b>	<b>(0.04)</b>	<b>4,062.50</b>	<b>31,216.63</b>	<b>0.16</b>	<b>31,216.47</b>	<b>0.00</b>
<b>Net Income</b>	<b>4,062.46</b>	<b>(0.04)</b>	<b>4,062.50</b>	<b>31,216.63</b>	<b>0.16</b>	<b>31,216.47</b>	<b>0.00</b>

**CREEKWOOD TOWNHOME ASSOCIATION, INC.**  
**Reserve Balances**  
**August 31, 2021**

	Balance 1/1/21	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>3100 Deferred Maintenance</b>	\$ 417,343.00	96,666.68		(10,971.96)	603.37	503,641.09
<b>Total Reserves</b>	<u>\$ 417,343.00</u>	<u>96,666.68</u>	<u>-</u>	<u>(10,971.96)</u>	<u>603.37</u>	<u>503,641.09</u>

**Expense Details**

Deferred Maintenance

5/17 Galaxy Chemical Corp	\$	4,884.17
8/4 Sandcastle Property Group	\$	4,902.29
8/2 Sandcastle Property Group	\$	1,185.50
<b>Total</b>	<b>\$</b>	<b><u>10,971.96</u></b>

**Allocation Details**

---