

CREEKWOOD TOWNHOME ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2022

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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 January 31, 2022

	Jan 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1010 · Centennial OP 7298	114,050.74
1110 · Centennial MM 7352	557,232.42
Total Checking/Savings	671,283.16
Accounts Receivable	
1150 · Accounts Receivable	(20,222.92)
Total Accounts Receivable	(20,222.92)
Other Current Assets	
1200 · *Undeposited Funds	770.00
1220 · Allowance for Bad Debt	(1,725.00)
1250 · Refundable Deposits	3,282.38
1260 · Utility Deposits	189.08
1280 · Prepaid Insurance	5,132.21
Total Other Current Assets	7,648.67
Total Current Assets	658,708.91
TOTAL ASSETS	658,708.91
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	7,375.47
Total Accounts Payable	7,375.47
Other Current Liabilities	
2100 · Other Current Liabilities	3,551.08
2510 · Accrued Expenses	5,674.00
Total Other Current Liabilities	9,225.08
Total Current Liabilities	16,600.55
Long Term Liabilities	
3100 · Reserve Fund	557,232.42
Total Long Term Liabilities	557,232.42
Total Liabilities	573,832.97
Equity	
32000 · Retained Earnings	13,555.72
3340 · Prior Years Surplus/Deficit	65,198.12
Net Income	6,122.10
Total Equity	84,875.94
TOTAL LIABILITIES & EQUITY	658,708.91

Creekwood Townhome Association Inc.
Revenue & Expense Budget Performance

January 2022

	Jan 22	Budget	\$ Over Budget	Jan 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4100 · Regular Assessments	22,246.87	22,246.37	0.50	22,246.87	22,246.37	0.50	266,956.00
4101 · Reserve Assessments	7,993.13	7,993.13	0.00	7,993.13	7,993.13	0.00	95,918.00
4120 · Working Capital Assessment	500.00	0.00	500.00	500.00	0.00	500.00	0.00
4230 · Late Fees	(47.76)	0.00	(47.76)	(47.76)	0.00	(47.76)	0.00
4260 · Other Income	228.21	0.00	228.21	228.21	0.00	228.21	0.00
Total Income	30,920.45	30,239.50	680.95	30,920.45	30,239.50	680.95	362,874.00
Gross Profit	30,920.45	30,239.50	680.95	30,920.45	30,239.50	680.95	362,874.00
Expense							
Grounds Maintenance							
7110 · Landscape Contract	4,816.67	5,666.63	(849.96)	4,816.67	5,666.63	(849.96)	68,000.00
7120 · Mulch	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00
7130 · Landscape Other	550.00	1,666.63	(1,116.63)	550.00	1,666.63	(1,116.63)	20,000.00
7140 · Pond/Lake Maintenance	142.14	166.63	(24.49)	142.14	166.63	(24.49)	2,000.00
7150 · Irrigation/Well Maint/Replace	2,387.50	250.00	2,137.50	2,387.50	250.00	2,137.50	3,000.00
7160 · Termite Warranty Program & Pest	1,620.00	1,666.63	(46.63)	1,620.00	1,666.63	(46.63)	20,000.00
Total Grounds Maintenance	9,516.31	10,666.52	(1,150.21)	9,516.31	10,666.52	(1,150.21)	128,000.00
Repairs/Maint General							
7210 · General Repairs & Maintenance	749.00	3,250.00	(2,501.00)	749.00	3,250.00	(2,501.00)	39,000.00
7220 · Gate Maintenance Contract	120.00	41.63	78.37	120.00	41.63	78.37	500.00
7230 · Amenity Access Systems	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
Total Repairs/Maint General	869.00	3,333.26	(2,464.26)	869.00	3,333.26	(2,464.26)	40,000.00
Clubhouse & Pool							
7310 · Pool Maintenance Contract	475.00	600.00	(125.00)	475.00	600.00	(125.00)	7,200.00
7320 · Pool Other	151.59	250.00	(98.41)	151.59	250.00	(98.41)	3,000.00
7330 · Amenity Center Repairs/Maint	211.00	500.00	(289.00)	211.00	500.00	(289.00)	6,000.00
7340 · Janitorial Supplies	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
7350 · Janitorial Services	500.00	600.00	(100.00)	500.00	600.00	(100.00)	7,200.00
7370 · Homeowner Activities	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7380 · Winter	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
Total Clubhouse & Pool	1,337.59	2,450.00	(1,112.41)	1,337.59	2,450.00	(1,112.41)	29,400.00
Other Expenses							
7450 · Reserve Assessment Allocation	7,993.13	7,993.13	0.00	7,993.13	7,993.13	0.00	95,918.00
Total Other Expenses	7,993.13	7,993.13	0.00	7,993.13	7,993.13	0.00	95,918.00
Utilities							
7510 · Electricity - Amenity Center	835.52	541.63	293.89	835.52	541.63	293.89	6,500.00
7520 · Electricity - Entry	24.71	41.63	(16.92)	24.71	41.63	(16.92)	500.00
7530 · Electricity - Irrigation	174.41	166.63	7.78	174.41	166.63	7.78	2,000.00
7540 · Electricity - Streetlights	1,166.12	1,250.00	(83.88)	1,166.12	1,250.00	(83.88)	15,000.00
7550 · Telephone/Gate Access Control	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7560 · Water/Sewer - Amenity Center	140.81	250.00	(109.19)	140.81	250.00	(109.19)	3,000.00
Total Utilities	2,341.57	2,291.52	50.05	2,341.57	2,291.52	50.05	27,500.00
Professional Fees							
7610 · Tax Preparation	0.00	18.75	(18.75)	0.00	18.75	(18.75)	225.00
7620 · Legal & Professional Fees	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
Total Professional Fees	0.00	268.75	(268.75)	0.00	268.75	(268.75)	3,225.00
Insurance							
7710 · Directors & Officers	103.92	125.00	(21.08)	103.92	125.00	(21.08)	1,500.00
7720 · General, Property & Liability	411.24	500.00	(88.76)	411.24	500.00	(88.76)	6,000.00
7730 · Worker's Comp	55.08	83.37	(28.29)	55.08	83.37	(28.29)	1,000.00
Total Insurance	570.24	708.37	(138.13)	570.24	708.37	(138.13)	8,500.00
Administration							
7810 · Administration Other	327.95	125.00	202.95	327.95	125.00	202.95	1,500.00
7820 · Corporate Annual Report	0.00	8.37	(8.37)	0.00	8.37	(8.37)	100.00
7830 · Coupons	0.00	4.13	(4.13)	0.00	4.13	(4.13)	50.00
7835 · Bank Charges	29.65	20.87	8.78	29.65	20.87	8.78	250.00
7840 · Internet Access	50.00	69.62	(19.62)	50.00	69.62	(19.62)	835.00
7850 · Miscellaneous	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
7860 · Postage	16.41	41.63	(25.22)	16.41	41.63	(25.22)	500.00
7870 · Management Fee	1,591.00	1,591.37	(0.37)	1,591.00	1,591.37	(0.37)	19,096.00
7880 · Office Supplies	30.50	83.37	(52.87)	30.50	83.37	(52.87)	1,000.00
7890 · Collections Expense	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7895 · Bad Debt Expense	125.00	125.00	0.00	125.00	125.00	0.00	1,500.00
Total Administration	2,170.51	2,527.62	(357.11)	2,170.51	2,527.62	(357.11)	30,331.00
Total Expense	24,798.35	30,239.17	(5,440.82)	24,798.35	30,239.17	(5,440.82)	362,874.00
Net Ordinary Income	6,122.10	0.33	6,121.77	6,122.10	0.33	6,121.77	0.00
Net Income	6,122.10	0.33	6,121.77	6,122.10	0.33	6,121.77	0.00

CREEKWOOD TOWNHOME ASSOCIATION, INC.
Reserve Balances
January 31, 2022

	Balance 1/1/22	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3100 Deferred Maintenance	\$ 549,169.03	7,993.13		-	70.26	557,232.42
Total Reserves	<u>\$ 549,169.03</u>	<u>7,993.13</u>	<u>-</u>	<u>-</u>	<u>70.26</u>	<u>557,232.42</u>

Expense Details

Deferred Maintenance

Allocation Details

Total \$ -