

**CREEKWOOD TOWNHOME ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**January 31, 2023**

**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 January 31, 2023

	Jan 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial OP 7298	83,554.39
<b>Total Operating</b>	83,554.39
<b>Reserves</b>	
1110 · Centennial MM 7352	650,113.72
<b>Total Reserves</b>	650,113.72
<b>Total Checking/Savings</b>	733,668.11
<b>Accounts Receivable</b>	
1150 · Accounts Receivable	
1150.01 · Assessments Receivable	(18,427.09)
<b>Total 1150 · Accounts Receivable</b>	(18,427.09)
<b>Total Accounts Receivable</b>	(18,427.09)
<b>Other Current Assets</b>	
1220 · Allowance for Bad Debt	(3,225.00)
1250 · Refundable Deposits	3,282.38
1260 · Utility Deposits	189.08
1280 · Prepaid Insurance	6,139.21
<b>Total Other Current Assets</b>	6,385.67
<b>Total Current Assets</b>	721,626.69
<b>TOTAL ASSETS</b>	<b>721,626.69</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	1,573.76
<b>Total Accounts Payable</b>	1,573.76
<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>	5,124.84
<b>Long Term Liabilities</b>	
3100 · Reserve Fund	650,113.72
<b>Total Long Term Liabilities</b>	650,113.72
<b>Total Liabilities</b>	655,238.56
<b>Equity</b>	
32000 · Retained Earnings	(7,408.01)
3330 · Prior Period Adjustments	(126.26)
3340 · Prior Years Surplus/Deficit	64,573.12
Net Income	9,349.28
<b>Total Equity</b>	66,388.13
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>721,626.69</b>

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

January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4100 · Regular Assessments	23,531.62	23,531.87	(0.25)	23,531.62	23,531.87	(0.25)	282,382.00
4101 · Reserve Assessments	6,708.38	6,708.38	0.00	6,708.38	6,708.38	0.00	80,501.00
4120 · Working Capital Assessment	500.00	0.00	500.00	500.00	0.00	500.00	0.00
4230 · Late Fees	(48.38)	0.00	(48.38)	(48.38)	0.00	(48.38)	0.00
4260 · Other Income	11.29	0.00	11.29	11.29	0.00	11.29	0.00
<b>Total Income</b>	<b>30,702.91</b>	<b>30,240.25</b>	<b>462.66</b>	<b>30,702.91</b>	<b>30,240.25</b>	<b>462.66</b>	<b>362,883.00</b>
<b>Gross Profit</b>	<b>30,702.91</b>	<b>30,240.25</b>	<b>462.66</b>	<b>30,702.91</b>	<b>30,240.25</b>	<b>462.66</b>	<b>362,883.00</b>
<b>Expense</b>							
<b>Grounds Maintenance</b>							
7110 · Landscape Contract	4,816.67	5,000.00	(183.33)	4,816.67	5,000.00	(183.33)	60,000.00
7120 · Mulch	0.00	1,333.37	(1,333.37)	0.00	1,333.37	(1,333.37)	16,000.00
7130 · Landscape Other	0.00	1,666.63	(1,666.63)	0.00	1,666.63	(1,666.63)	20,000.00
7140 · Pond/Lake Maintenance	156.65	166.63	(9.98)	156.65	166.63	(9.98)	2,000.00
7150 · Irrigation/Well Maint/Replace	0.00	416.63	(416.63)	0.00	416.63	(416.63)	5,000.00
7160 · Termite Warranty Program & Pest	1,620.00	1,666.63	(46.63)	1,620.00	1,666.63	(46.63)	20,000.00
<b>Total Grounds Maintenance</b>	<b>6,593.32</b>	<b>10,249.89</b>	<b>(3,656.57)</b>	<b>6,593.32</b>	<b>10,249.89</b>	<b>(3,656.57)</b>	<b>123,000.00</b>
<b>Repairs/Maint General</b>							
7210 · General Repairs & Maintenance	800.00	1,666.63	(866.63)	800.00	1,666.63	(866.63)	20,000.00
7220 · Gate Maintenance Contract	120.00	41.63	78.37	120.00	41.63	78.37	500.00
7230 · Amenity Access Systems	0.00	58.37	(58.37)	0.00	58.37	(58.37)	700.00
<b>Total Repairs/Maint General</b>	<b>920.00</b>	<b>1,766.63</b>	<b>(846.63)</b>	<b>920.00</b>	<b>1,766.63</b>	<b>(846.63)</b>	<b>21,200.00</b>
<b>Clubhouse &amp; Pool</b>							
7310 · Pool Maintenance Contract	700.00	600.00	100.00	700.00	600.00	100.00	7,200.00
7320 · Pool Other	198.94	500.00	(301.06)	198.94	500.00	(301.06)	6,000.00
7330 · Amenity Center Repairs/Maint	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7340 · Janitorial Supplies	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7350 · Janitorial Services	900.00	666.63	233.37	900.00	666.63	233.37	8,000.00
7370 · Homeowner Activities	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7380 · Winter	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
<b>Total Clubhouse &amp; Pool</b>	<b>1,798.94</b>	<b>2,350.00</b>	<b>(551.06)</b>	<b>1,798.94</b>	<b>2,350.00</b>	<b>(551.06)</b>	<b>28,200.00</b>
<b>Other Expenses</b>							
7450 · Reserve Assessment Allocation	6,708.38	6,708.38	0.00	6,708.38	6,708.38	0.00	80,501.00
<b>Total Other Expenses</b>	<b>6,708.38</b>	<b>6,708.38</b>	<b>0.00</b>	<b>6,708.38</b>	<b>6,708.38</b>	<b>0.00</b>	<b>80,501.00</b>
<b>Utilities</b>							
7510 · Electricity - Amenity Center	956.64	668.62	288.02	956.64	668.62	288.02	8,023.00
7520 · Electricity - Entry	47.47	29.37	18.10	47.47	29.37	18.10	352.00
7530 · Electricity - Irrigation	160.24	158.37	1.87	160.24	158.37	1.87	1,900.00
7540 · Electricity - Streetlights	1,244.51	1,195.13	49.38	1,244.51	1,195.13	49.38	14,342.00
7550 · Telephone/Gate Access Control	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7560 · Water/Sewer - Amenity Center	102.82	166.63	(63.81)	102.82	166.63	(63.81)	2,000.00
<b>Total Utilities</b>	<b>2,511.68</b>	<b>2,259.75</b>	<b>251.93</b>	<b>2,511.68</b>	<b>2,259.75</b>	<b>251.93</b>	<b>27,117.00</b>
<b>Professional Fees</b>							
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
<b>Total Professional Fees</b>	<b>0.00</b>	<b>268.75</b>	<b>(268.75)</b>	<b>0.00</b>	<b>268.75</b>	<b>(268.75)</b>	<b>3,225.00</b>
<b>Insurance</b>							
7710 · Directors & Officers	108.83	416.63	(307.80)	108.83	416.63	(307.80)	5,000.00
7720 · General, Property & Liability	519.64	3,916.63	(3,396.99)	519.64	3,916.63	(3,396.99)	47,000.00
7730 · Worker's Comp	53.66	75.00	(21.34)	53.66	75.00	(21.34)	900.00
<b>Total Insurance</b>	<b>682.13</b>	<b>4,408.26</b>	<b>(3,726.13)</b>	<b>682.13</b>	<b>4,408.26</b>	<b>(3,726.13)</b>	<b>52,900.00</b>
<b>Administration</b>							
7810 · Administration Other	207.15	125.00	82.15	207.15	125.00	82.15	1,500.00
7820 · Corporate Annual Report	0.00	8.37	(8.37)	0.00	8.37	(8.37)	100.00
7835 · Bank Charges	17.45	50.00	(32.55)	17.45	50.00	(32.55)	600.00
7840 · Internet Access	100.00	75.00	25.00	100.00	75.00	25.00	900.00
7850 · Miscellaneous	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7860 · Postage	10.83	41.63	(30.80)	10.83	41.63	(30.80)	500.00
7870 · Management Fee	1,670.00	1,670.00	0.00	1,670.00	1,670.00	0.00	20,040.00
7880 · Office Supplies	8.75	41.63	(32.88)	8.75	41.63	(32.88)	500.00
7890 · Collections Expense	0.00	8.37	(8.37)	0.00	8.37	(8.37)	100.00
7895 · Bad Debt Expense	125.00	125.00	0.00	125.00	125.00	0.00	1,500.00
<b>Total Administration</b>	<b>2,139.18</b>	<b>2,228.37</b>	<b>(89.19)</b>	<b>2,139.18</b>	<b>2,228.37</b>	<b>(89.19)</b>	<b>26,740.00</b>
<b>Total Expense</b>	<b>21,353.63</b>	<b>30,240.03</b>	<b>(8,886.40)</b>	<b>21,353.63</b>	<b>30,240.03</b>	<b>(8,886.40)</b>	<b>362,883.00</b>
<b>Net Ordinary Income</b>	<b>9,349.28</b>	<b>0.22</b>	<b>9,349.06</b>	<b>9,349.28</b>	<b>0.22</b>	<b>9,349.06</b>	<b>0.00</b>
<b>Net Income</b>	<b>9,349.28</b>	<b>0.22</b>	<b>9,349.06</b>	<b>9,349.28</b>	<b>0.22</b>	<b>9,349.06</b>	<b>0.00</b>

**CREEKWOOD TOWNHOME ASSOCIATION, INC.**  
**Reserve Balances**  
**January 31, 2023**

	Balance 1/1/23	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>3100 Deferred Maintenance</b>	\$ 642,175.27	6,708.38	-	-	1,230.07	650,113.72
<b>Total Reserves</b>	<u>\$ 642,175.27</u>	<u>6,708.38</u>	<u>-</u>	<u>-</u>	<u>1,230.07</u>	<u>650,113.72</u>

**Expense Details**

Deferred Maintenance

**Allocation Details**

1/1/23 moved 2022 interest \$4,034.22 into deferred maintenance

Total \$ -