

**CREEKWOOD TOWNHOME ASSOCIATION, INC.**  
**FINANCIAL REPORTS**  
**June 30, 2024**

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REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

**Prepared By: Sunstate Association Management Group, Inc.**

# Creekwood Townhome Association, Inc.

Balance Sheet as of 6/30/2024

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Assets</b>			
1010 - Centennial OP 7298	\$26,980.45		\$26,980.45
1110 - Centennial RES MM 7352		\$50,081.98	\$50,081.98
1112 - Centennial Res ICS Sweep 7352		\$530,543.40	\$530,543.40
1150 - Accounts Receivable	\$8,341.07		\$8,341.07
1220 - Allowance for Bad Debt	(\$5,350.00)		(\$5,350.00)
1250 - Refundable Utility Deposits	\$770.46		\$770.46
1280 - Prepaid Insurance	\$4,354.91		\$4,354.91
1320 - Fines W/O Allowance	(\$1,000.00)		(\$1,000.00)
<b>Total Assets</b>	<b>\$34,096.89</b>	<b>\$580,625.38</b>	<b>\$614,722.27</b>
<b>Total Assets</b>	<b>\$34,096.89</b>	<b>\$580,625.38</b>	<b>\$614,722.27</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
2000 - Accounts Payable	\$4,566.11		\$4,566.11
2100 - Other Current Liabilities	\$3,551.08		\$3,551.08
2150 - Prepaid Assessments	\$10,297.35		\$10,297.35
2510 - Accrued Expenses	\$2,580.00		\$2,580.00
3101 - Deferred Maintenance		\$570,777.80	\$570,777.80
3102 - Reserve Interest		\$9,847.58	\$9,847.58
<b>Total Liabilities</b>	<b>\$20,994.54</b>	<b>\$580,625.38</b>	<b>\$601,619.92</b>
<b>Equity</b>			
3340 - Prior Years Surplus/Deficit	\$101,198.49		\$101,198.49
3999 - Net Income	(\$88,096.14)		(\$88,096.14)
<b>Total Equity</b>	<b>\$13,102.35</b>		<b>\$13,102.35</b>
<b>Total Liabilities / Equity</b>	<b>\$34,096.89</b>	<b>\$580,625.38</b>	<b>\$614,722.27</b>

# Creekwood Townhome Association, Inc.

## Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4100 - Regular Assessments	23,544.42	23,544.58	(.16)	141,266.48	141,267.52	(1.04)	282,535.00
4101 - Reserve Assessments	6,695.58	6,695.58	-	40,173.52	40,173.52	-	80,347.00
4120 - Working Capital Assessment	-	-	-	1,500.00	-	1,500.00	-
4230 - Late Fees	(211.82)	-	(211.82)	885.42	-	885.42	-
4260 - Other Income	45.30	-	45.30	92.21	-	92.21	-
<b>Total Income</b>	<b>30,073.48</b>	<b>30,240.16</b>	<b>(166.68)</b>	<b>183,917.63</b>	<b>181,441.04</b>	<b>2,476.59</b>	<b>362,882.00</b>
<b>Total Income</b>	<b>30,073.48</b>	<b>30,240.16</b>	<b>(166.68)</b>	<b>183,917.63</b>	<b>181,441.04</b>	<b>2,476.59</b>	<b>362,882.00</b>

### Operating Expense

<b>Grounds</b>							
7110 - Landscape Contract	4,961.00	5,000.00	39.00	29,766.00	30,000.00	234.00	60,000.00
7120 - Mulch	-	1,333.33	1,333.33	8,000.00	8,000.02	.02	16,000.00
7130 - Landscape Other	-	1,250.00	1,250.00	109,253.40	7,500.00	(101,753.40)	15,000.00
7140 - Pond/Lake Maintenance	161.35	166.67	5.32	968.10	999.98	31.88	2,000.00
7150 - Irrigation/Well Maint/Replace	-	583.33	583.33	4,180.50	3,500.02	(680.48)	7,000.00
7160 - Termite Warranty Program & Pest	972.00	1,666.67	694.67	9,045.00	9,999.98	954.98	20,000.00
<b>Total Grounds</b>	<b>6,094.35</b>	<b>10,000.00</b>	<b>3,905.65</b>	<b>161,213.00</b>	<b>60,000.00</b>	<b>(101,213.00)</b>	<b>120,000.00</b>

<b>Repairs &amp; Maintenance</b>							
7210 - General Repairs & Maintenance	8,434.60	3,750.00	(4,684.60)	14,469.67	22,500.00	8,030.33	45,000.00
7220 - Gate Maintenance Contract	-	41.67	41.67	240.00	249.98	9.98	500.00
7230 - Amenity Access Systems	-	41.67	41.67	-	249.98	249.98	500.00
<b>Total Repairs &amp; Maintenance</b>	<b>8,434.60</b>	<b>3,833.34</b>	<b>(4,601.26)</b>	<b>14,709.67</b>	<b>22,999.96</b>	<b>8,290.29</b>	<b>46,000.00</b>

<b>Pool &amp; Recreation</b>							
7310 - Pool Maintenance Contract	700.00	700.00	-	4,200.00	4,200.00	-	8,400.00
7320 - Pool Other	154.08	375.00	220.92	1,752.26	2,250.00	497.74	4,500.00
7330 - Amenity Center Repairs/Maint	-	208.33	208.33	-	1,250.02	1,250.02	2,500.00
7340 - Janitorial Supplies	-	112.50	112.50	1,138.67	675.00	(463.67)	1,350.00
7350 - Janitorial Services	900.00	1,000.00	100.00	5,400.00	6,000.00	600.00	12,000.00
7370 - Homeowner Activities	-	83.33	83.33	-	500.02	500.02	1,000.00
7380 - Winter	-	333.33	333.33	672.63	2,000.02	1,327.39	4,000.00
<b>Total Pool &amp; Recreation</b>	<b>1,754.08</b>	<b>2,812.49</b>	<b>1,058.41</b>	<b>13,163.56</b>	<b>16,875.06</b>	<b>3,711.50</b>	<b>33,750.00</b>

<b>Other</b>							
7450 - Reserve Assessment Allocation	6,695.58	6,695.58	-	40,173.52	40,173.52	-	80,347.00
<b>Total Other</b>	<b>6,695.58</b>	<b>6,695.58</b>	<b>-</b>	<b>40,173.52</b>	<b>40,173.52</b>	<b>-</b>	<b>80,347.00</b>

<b>Utilities</b>							
7510 - Electricity - Amenity Center	309.06	716.67	407.61	4,809.19	4,299.98	(509.21)	8,600.00
7520 - Electricity - Entry	31.04	41.67	10.63	190.56	249.98	59.42	500.00
7530 - Electricity - Irrigation	333.35	229.17	(104.18)	963.77	1,374.98	411.21	2,750.00

# Creekwood Townhome Association, Inc.

## Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
7540 - Electricity - Streetlights	1,244.59	1,250.00	5.41	7,498.64	7,500.00	1.36	15,000.00
7550 - Telephone/Gate Access Control	-	41.67	41.67	-	249.98	249.98	500.00
7560 - Water/Sewer - Amenity Center	190.00	150.00	(40.00)	1,091.09	900.00	(191.09)	1,800.00
<b>Total Utilities</b>	<b>2,108.04</b>	<b>2,429.18</b>	<b>321.14</b>	<b>14,553.25</b>	<b>14,574.92</b>	<b>21.67</b>	<b>29,150.00</b>
<b>Administrative</b>							
7610 - Tax Preparation	-	22.92	22.92	225.00	137.48	(87.52)	275.00
7620 - Legal & Professional Fees	-	250.00	250.00	7,160.16	1,500.00	(5,660.16)	3,000.00
7710 - Directors & Officers	153.19	367.50	214.31	919.14	2,205.00	1,285.86	4,410.00
7720 - General, Property & Liability	875.39	1,333.33	457.94	5,252.49	8,000.02	2,747.53	16,000.00
7730 - Worker's Comp	40.08	58.33	18.25	240.48	350.02	109.54	700.00
7810 - Administration Other	472.41	312.50	(159.91)	1,753.74	1,875.00	121.26	3,750.00
7820 - Corporate Annual Report	-	8.33	8.33	147.50	50.02	(97.48)	100.00
7835 - Bank Charges	18.05	16.67	(1.38)	103.45	99.98	(3.47)	200.00
7840 - Website	100.00	100.00	-	600.00	600.00	-	1,200.00
7850 - Miscellaneous	-	83.33	83.33	-	500.02	500.02	1,000.00
7860 - Postage	9.76	16.67	6.91	191.26	99.98	(91.28)	200.00
7870 - Management Fee	1,750.00	1,750.00	-	10,500.00	10,500.00	-	21,000.00
7880 - Office Supplies	10.40	16.67	6.27	357.55	99.98	(257.57)	200.00
7890 - Collections Expense	-	8.33	8.33	-	50.02	50.02	100.00
7895 - Bad Debt Expense	125.00	125.00	-	750.00	750.00	-	1,500.00
<b>Total Administrative</b>	<b>3,554.28</b>	<b>4,469.58</b>	<b>915.30</b>	<b>28,200.77</b>	<b>26,817.52</b>	<b>(1,383.25)</b>	<b>53,635.00</b>
<b>Total Expense</b>	<b>28,640.93</b>	<b>30,240.17</b>	<b>1,599.24</b>	<b>272,013.77</b>	<b>181,440.98</b>	<b>(90,572.79)</b>	<b>362,882.00</b>
<b>Operating Net Total</b>	<b>1,432.55</b>	<b>(.01)</b>	<b>1,432.56</b>	<b>(88,096.14)</b>	<b>.06</b>	<b>(88,096.20)</b>	<b>-</b>
<b>Net Total</b>	<b>1,432.55</b>	<b>(.01)</b>	<b>1,432.56</b>	<b>(88,096.14)</b>	<b>.06</b>	<b>(88,096.20)</b>	<b>-</b>

**CREEKWOOD TOWNHOME ASSOCIATION, INC.**

**Reserve Balances**

**June 30, 2024**

	<b>Balance 1/1/24</b>	<b>YTD Contribution</b>	<b>YTD Allocation</b>	<b>YTD Expense</b>	<b>YTD Interest</b>	<b>Current Balance</b>
<b>3100 Deferred Maintenance</b>	<u>\$ 716,104.27</u>	<u>40,173.52</u>	<u>-</u>	<u>(185,499.99)</u>	<u>9,847.58</u>	<u>580,625.38</u>
<b>Total Reserves</b>	<u><b>\$ 716,104.27</b></u>	<u><b>40,173.52</b></u>	<u><b>-</b></u>	<u><b>(185,499.99)</b></u>	<u><b>9,847.58</b></u>	<u><b>580,625.38</b></u>

**Expense Details**

**Deferred Maintenance**

3/21/24 A to Z Handy Man Svc Pro	\$ 88,333.33
5/9/24 A to Z Handy Man Inv 0948	\$ 88,333.33
6/28/24 S to Z Home Specialist Inv 0959	\$ 8,833.33
<b>Total</b>	<b>\$ 185,499.99</b>

**Allocation Details**

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