

Creekwood Commons Townhome Assoc., Inc.
Balance Sheet
December 31, 2019

ASSETS

| | | |
|------------------------------|----|-------------------|
| Current Assets | | |
| SunTrust | \$ | 39.05 |
| SunTrust Savings | | 2,008.82 |
| Union Reserve 0063697023 | | 172,273.57 |
| Union Checking 0030386299 | | 37,348.99 |
| | | <hr/> |
| Total Current Assets | | 211,670.43 |
| Property and Equipment | | <hr/> |
| Total Property and Equipment | | 0.00 |
| Other Assets | | <hr/> |
| Total Other Assets | | 0.00 |
| | | <hr/> |
| Total Assets | \$ | <u>211,670.43</u> |

LIABILITIES AND CAPITAL

| | | |
|-----------------------------|----|-------------------|
| Current Liabilities | | <hr/> |
| Total Current Liabilities | | 0.00 |
| Long-Term Liabilities | | <hr/> |
| Total Long-Term Liabilities | | 0.00 |
| | | <hr/> |
| Total Liabilities | | 0.00 |
| Capital | | |
| Retained Earnings | \$ | 190,949.45 |
| Net Income | | 20,720.98 |
| | | <hr/> |
| Total Capital | | 211,670.43 |
| | | <hr/> |
| Total Liabilities & Capital | \$ | <u>211,670.43</u> |

Creekwood Commons Townhome Assoc., Inc.
Income Statement
For the Twelve Months Ending December 31, 2019

| | Current Month Actual | Current Month Budget | Year to Date Actual | Year to Date Budget | Year to Date Variance | Annual Budget |
|----------------------------|----------------------------|----------------------------|------------------------|------------------------|-----------------------------|-------------------|
| Revenues | | | | | | |
| 40000 Assessment Incom | \$ 14,434.60 | \$ 10,325.00 | \$ 128,204.42 | 123,900.00 | 4,304.42 | 123,900.00 |
| 40100 Late Fee | 300.00 | 41.74 | 340.00 | 500.00 | (160.00) | 500.00 |
| 40200 Legal Fees Reimbu | 2,437.20 | 0.00 | 3,563.08 | 0.00 | 3,563.08 | 0.00 |
| 40600 Initiation Fee | 200.00 | 0.00 | 1,400.00 | 400.00 | 1,000.00 | 400.00 |
| 40800 Misc. Income | 0.00 | 0.00 | 28.22 | 0.00 | 28.22 | 0.00 |
| 41000 Owner Interest Inco | 165.43 | 0.00 | 331.77 | 0.00 | 331.77 | 0.00 |
| 45500 Interest Income | 30.18 | 0.00 | 328.47 | 0.00 | 328.47 | 0.00 |
| Total Revenues | 17,567.41 | 10,366.74 | 134,195.96 | 124,800.00 | 9,395.96 | 124,800.00 |
| Expenses | | | | | | |
| General Expenses | | | | | | |
| 60000 Management Fee | 900.00 | 900.00 | 10,800.00 | 10,800.00 | 0.00 | 10,800.00 |
| 60100 Legal / Accounting | 100.00 | 375.00 | 5,361.89 | 4,500.00 | 861.89 | 4,500.00 |
| 62000 Insurance | 1,577.29 | 1,750.00 | 20,649.16 | 21,000.00 | (350.84) | 21,000.00 |
| 63000 Taxes | 0.00 | 0.00 | 145.33 | 200.00 | (54.67) | 200.00 |
| 63500 Office Expenses | 205.00 | 125.00 | 1,157.20 | 1,500.00 | (342.80) | 1,500.00 |
| Total General Exp | 2,782.29 | 3,150.00 | 38,113.58 | 38,000.00 | 113.58 | 38,000.00 |
| Utilities | | | | | | |
| 64000 Electricity | 455.85 | 416.74 | 5,247.38 | 5,000.00 | 247.38 | 5,000.00 |
| 64500 Trash Removal | 0.00 | 666.74 | 7,745.52 | 8,000.00 | (254.48) | 8,000.00 |
| Total Utilities Exp | 455.85 | 1,083.48 | 12,992.90 | 13,000.00 | (7.10) | 13,000.00 |
| Maintenance | | | | | | |
| 65000 General Maintenanc | 0.00 | 708.37 | 8,077.50 | 8,500.00 | (422.50) | 8,500.00 |
| 65500 Fire Protection | 0.00 | 250.00 | 0.00 | 3,000.00 | (3,000.00) | 3,000.00 |
| 66250 Roof Repairs | 0.00 | 166.74 | 2,270.00 | 2,000.00 | 270.00 | 2,000.00 |
| 66500 Gutter Cleaning | 0.00 | 116.74 | 1,175.00 | 1,400.00 | (225.00) | 1,400.00 |
| Total Maint. Expe | 0.00 | 1,241.85 | 11,522.50 | 14,900.00 | (3,377.50) | 14,900.00 |
| Landscaping | | | | | | |
| 67000 Landscape Mainten | 1,135.00 | 1,166.74 | 13,810.00 | 14,000.00 | (190.00) | 14,000.00 |
| 67010 Landscape non-co | 415.00 | 416.74 | 2,970.00 | 5,000.00 | (2,030.00) | 5,000.00 |
| 67020 Pinestraw / Mulch | 995.50 | 358.37 | 5,083.00 | 4,300.00 | 783.00 | 4,300.00 |
| Total Landscape | 2,545.50 | 1,941.85 | 21,863.00 | 23,300.00 | (1,437.00) | 23,300.00 |
| Termite | | | | | | |
| 68000 Termite | 0.00 | 333.37 | 4,000.00 | 4,000.00 | 0.00 | 4,000.00 |
| Total Termite Exp | 0.00 | 333.37 | 4,000.00 | 4,000.00 | 0.00 | 4,000.00 |
| Total Expenses | 5,783.64 | 7,750.55 | 88,491.98 | 93,200.00 | (4,708.02) | 93,200.00 |
| Net Income | \$ 11,783.77 | \$ 2,616.19 | \$ 45,703.98 | 31,600.00 | 14,103.98 | 31,600.00 |
| Reserve Expenses | | | | | | |
| 70000 Reserve Expenses | \$ 0.00 | \$ 0.00 | \$ 24,763.00 | 0.00 | 24,763.00 | 0.00 |