

Creekwood Commons Townhome Assoc., Inc.  
Balance Sheet  
December 31, 2018

ASSETS

Current Assets		
SunTrust	\$	39.05
SunTrust Savings		2,008.82
Union Reserve 0063697023		160,943.12
Union Checking 0030386299		27,958.46
		<hr/>
Total Current Assets		190,949.45
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>190,949.45</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	\$	180,108.10
Net Income		10,841.35
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Total Capital		190,949.45
		<hr/>
Total Liabilities & Capital	\$	<u>190,949.45</u>

Creekwood Commons Townhome Assoc., Inc.  
Income Statement  
For the Twelve Months Ending December 31, 2018

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
<b>Revenues</b>						
40000 Assessment Incom	\$ 8,491.54	\$ 9,971.00	\$ 115,130.64	119,652.00	(4,521.36)	119,652.00
40002 Uncollectible Asses	0.00	0.00	(320.00)	0.00	(320.00)	0.00
40100 Late Fee	10.00	41.74	320.00	500.00	(180.00)	500.00
40200 Legal Fees Reimbu	400.00	0.00	4,603.02	0.00	4,603.02	0.00
40600 Initiation Fee	0.00	66.74	200.00	800.00	(600.00)	800.00
40800 Misc. Income	0.00	0.00	30.00	0.00	30.00	0.00
45500 Interest Income	27.31	12.50	312.42	150.00	162.42	150.00
<b>Total Revenues</b>	<b>8,928.85</b>	<b>10,091.98</b>	<b>120,276.08</b>	<b>121,102.00</b>	<b>(825.92)</b>	<b>121,102.00</b>
<b>Expenses</b>						
<b>General Expenses</b>						
60000 Management Fee	875.00	875.00	10,500.00	10,500.00	0.00	10,500.00
60100 Legal / Accounting	82.23	375.00	7,573.52	4,500.00	3,073.52	4,500.00
62000 Insurance	1,509.56	1,666.74	19,684.24	20,000.00	(315.76)	20,000.00
63000 Taxes	0.00	0.00	145.36	200.00	(54.64)	200.00
63500 Office Expenses	333.58	125.00	1,449.08	1,500.00	(50.92)	1,500.00
<b>Total General Exp</b>	<b>2,800.37</b>	<b>3,041.74</b>	<b>39,352.20</b>	<b>36,700.00</b>	<b>2,652.20</b>	<b>36,700.00</b>
<b>Utilities</b>						
64000 Electricity	482.16	458.37	4,319.92	5,500.00	(1,180.08)	5,500.00
64500 Trash Removal	0.00	583.37	7,568.16	7,000.00	568.16	7,000.00
<b>Total Utilities Exp</b>	<b>482.16</b>	<b>1,041.74</b>	<b>11,888.08</b>	<b>12,500.00</b>	<b>(611.92)</b>	<b>12,500.00</b>
<b>Maintenance</b>						
65000 General Maintenan	327.50	708.37	8,063.25	8,500.00	(436.75)	8,500.00
65500 Fire Protection	0.00	250.00	2,130.00	3,000.00	(870.00)	3,000.00
66000 Pressure Washing	0.00	0.00	4,190.00	4,600.00	(410.00)	4,600.00
66250 Roof Repairs	1,280.00	125.00	2,880.00	1,500.00	1,380.00	1,500.00
66500 Gutter Cleaning	0.00	116.74	1,400.00	1,400.00	0.00	1,400.00
<b>Total Maint. Expe</b>	<b>1,607.50</b>	<b>1,200.11</b>	<b>18,663.25</b>	<b>19,000.00</b>	<b>(336.75)</b>	<b>19,000.00</b>
<b>Landscaping</b>						
67000 Landscape Mainten	1,135.00	1,166.74	13,620.00	14,000.00	(380.00)	14,000.00
67010 Landscape non-co	0.00	416.74	1,216.00	5,000.00	(3,784.00)	5,000.00
67020 Pinestraw / Mulch	0.00	358.37	3,300.00	4,300.00	(1,000.00)	4,300.00
<b>Total Landscape</b>	<b>1,135.00</b>	<b>1,941.85</b>	<b>18,136.00</b>	<b>23,300.00</b>	<b>(5,164.00)</b>	<b>23,300.00</b>
<b>Termite</b>						
68000 Termite	0.00	333.37	4,000.00	4,000.00	0.00	4,000.00
<b>Total Termite Exp</b>	<b>0.00</b>	<b>333.37</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>0.00</b>	<b>4,000.00</b>
<b>Total Expenses</b>	<b>6,025.03</b>	<b>7,558.81</b>	<b>92,039.53</b>	<b>95,500.00</b>	<b>(3,460.47)</b>	<b>95,500.00</b>
<b>Net Income</b>	<b>\$ 2,903.82</b>	<b>\$ 2,533.17</b>	<b>\$ 28,236.55</b>	<b>25,602.00</b>	<b>2,634.55</b>	<b>25,602.00</b>
<b>Reserve Expenses</b>						
70000 Reserve Expenses	\$ 0.00	\$ 0.00	\$ 17,360.00	0.00	17,360.00	0.00