

Creekwood Commons Townhome Assoc., Inc.
Balance Sheet
July 31, 2021

ASSETS

Current Assets		
SunTrust	\$	39.05
SunTrust Savings		2,008.82
Union Reserve 0063697023		199,486.60
Union Checking 0030386299		29,252.07
		<hr/>
Total Current Assets		230,786.54
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>230,786.54</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	\$	224,482.23
Net Income		6,304.31
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Total Capital		230,786.54
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Total Liabilities & Capital	\$	<u>230,786.54</u>

Creekwood Commons Townhome Assoc., Inc.
Income Statement
For the Seven Months Ending July 31, 2021

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Revenues						
40000 Assessment Incom	\$ 9,531.79	\$ 10,325.00	\$ 70,616.08	72,275.00	(1,658.92)	123,900.00
40100 Late Fee	10.00	0.00	40.00	0.00	40.00	0.00
40600 Initiation Fee	0.00	50.00	0.00	350.00	(350.00)	600.00
45500 Interest Income	8.19	8.33	57.59	58.31	(0.72)	100.00
48000 Fines	0.00	0.00	25.00	0.00	25.00	0.00
Total Revenues	9,549.98	10,383.33	70,738.67	72,683.31	(1,944.64)	124,600.00
Expenses						
General Expenses						
60000 Management Fee	916.66	916.66	6,416.62	6,416.62	0.00	11,000.00
60100 Legal / Accounting	260.00	375.00	874.97	2,625.00	(1,750.03)	4,500.00
62000 Insurance	0.00	2,000.00	12,157.25	14,000.00	(1,842.75)	24,000.00
63000 Taxes	0.00	0.00	0.00	200.00	(200.00)	200.00
63500 Office Expenses	334.45	100.00	570.18	700.00	(129.82)	1,200.00
Total General Exp	1,511.11	3,391.66	20,019.02	23,941.62	(3,922.60)	40,900.00
Utilities						
64000 Electricity	564.77	441.66	3,732.18	3,091.62	640.56	5,300.00
64500 Trash Removal	0.00	666.66	7,625.16	4,666.62	2,958.54	8,000.00
Total Utilities Exp	564.77	1,108.32	11,357.34	7,758.24	3,599.10	13,300.00
Maintenance						
65000 General Maintenan	1,511.50	708.33	3,198.00	4,958.31	(1,760.31)	8,500.00
65500 Fire Protection	0.00	250.00	0.00	1,750.00	(1,750.00)	3,000.00
66000 Pressure Washing	8,175.00	0.00	8,175.00	0.00	8,175.00	5,000.00
66250 Roof Repairs	800.00	166.66	1,650.00	1,166.62	483.38	2,000.00
66500 Gutter Cleaning	700.00	116.66	700.00	816.62	(116.62)	1,400.00
Total Maint. Expe	11,186.50	1,241.65	13,723.00	8,691.55	5,031.45	19,900.00
Landscaping						
67000 Landscape Mainten	1,200.00	1,166.66	8,270.00	8,166.62	103.38	14,000.00
67010 Landscape non-co	0.00	333.33	195.00	2,333.31	(2,138.31)	4,000.00
67020 Pinestraw / Mulch	0.00	358.33	3,657.50	2,508.31	1,149.19	4,300.00
Total Landscape	1,200.00	1,858.32	12,122.50	13,008.24	(885.74)	22,300.00
Termite						
68000 Termite	0.00	333.33	0.00	2,333.31	(2,333.31)	4,000.00
Total Termite Exp	0.00	333.33	0.00	2,333.31	(2,333.31)	4,000.00
Total Expenses	14,462.38	7,933.28	57,221.86	55,732.96	1,488.90	100,400.00
Net Income	\$ (4,912.40)	\$ 2,450.05	\$ 13,516.81	16,950.35	(3,433.54)	24,200.00
Reserve Expenses						
70000 Reserve Expenses	\$ 0.00	\$ 0.00	\$ 7,212.50	0.00	7,212.50	0.00