

Creekwood Commons Townhome Assoc., Inc.
Balance Sheet
December 31, 2016

ASSETS

Current Assets		
SunTrust	\$	39.05
SunTrust Savings		2,008.82
Union Reserve 0063697023		130,370.59
Union Checking 0030386299		10,774.56
		<hr/>
Total Current Assets		143,193.02
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>143,193.02</u>

LIABILITIES AND CAPITAL

Current Liabilities		<hr/>
Total Current Liabilities		0.00
Long-Term Liabilities		<hr/>
Total Long-Term Liabilities		0.00
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Total Liabilities		0.00
Capital		
Retained Earnings	\$	123,831.01
Net Income		19,362.01
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Total Capital		143,193.02
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Total Liabilities & Capital	\$	<u>143,193.02</u>

Creekwood Commons Townhome Assoc., Inc.
Income Statement
For the Twelve Months Ending December 31, 2016

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget	Year to Date Variance	Annual Budget
Revenues						
40000 Assessment Incom	\$ 8,081.00	\$ 9,971.00	\$ 117,792.60	119,652.00	(1,859.40)	119,652.00
40002 Uncollectible Asses	0.00	(83.37)	0.00	(1,000.00)	1,000.00	(1,000.00)
40100 Late Fee	24.00	33.37	730.00	400.00	330.00	400.00
40200 Legal Fees Reimbu	0.00	0.00	1,141.00	0.00	1,141.00	0.00
40600 Initiation Fee	0.00	66.74	1,400.00	800.00	600.00	800.00
45500 Interest Income	17.15	0.00	200.52	0.00	200.52	0.00
48000 Fines	0.00	0.00	100.00	0.00	100.00	0.00
Total Revenues	8,122.15	9,987.74	121,364.12	119,852.00	1,512.12	119,852.00
Expenses						
General Expenses						
60000 Management Fee	875.00	875.00	10,500.00	10,500.00	0.00	10,500.00
60100 Legal / Accounting	0.00	333.37	2,055.00	4,000.00	(1,945.00)	4,000.00
62000 Insurance	(496.01)	1,583.37	9,752.40	19,000.00	(9,247.60)	19,000.00
63000 Taxes	0.00	0.00	143.35	900.00	(756.65)	900.00
63500 Office Expenses	0.00	100.00	1,004.66	1,200.00	(195.34)	1,200.00
Total General Exp	378.99	2,891.74	23,455.41	35,600.00	(12,144.59)	35,600.00
Utilities						
64000 Electricity	94.92	583.37	5,168.25	7,000.00	(1,831.75)	7,000.00
64500 Trash Removal	0.00	583.37	6,655.20	7,000.00	(344.80)	7,000.00
Total Utilities Exp	94.92	1,166.74	11,823.45	14,000.00	(2,176.55)	14,000.00
Maintenance						
65000 General Maintenanc	1,153.50	708.37	5,667.25	8,500.00	(2,832.75)	8,500.00
65500 Fire Protection	1,449.00	250.00	2,944.00	3,000.00	(56.00)	3,000.00
66000 Pressure Washing	0.00	0.00	4,580.00	3,600.00	980.00	3,600.00
66250 Roof Repairs	0.00	150.00	475.00	1,800.00	(1,325.00)	1,800.00
66500 Gutter Cleaning	0.00	116.74	1,175.00	1,400.00	(225.00)	1,400.00
Total Maint. Expe	2,602.50	1,225.11	14,841.25	18,300.00	(3,458.75)	18,300.00
Landscaping						
67000 Landscape Mainten	1,135.00	1,166.74	13,620.00	14,000.00	(380.00)	14,000.00
67010 Landscape non-co	93.00	416.74	1,173.00	5,000.00	(3,827.00)	5,000.00
67020 Pinestraw / Mulch	0.00	316.74	3,644.00	3,800.00	(156.00)	3,800.00
67030 Playground Mulch	0.00	0.00	0.00	1,400.00	(1,400.00)	1,400.00
Total Landscape	1,228.00	1,900.22	18,437.00	24,200.00	(5,763.00)	24,200.00
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	4,304.41	7,517.18	72,557.11	96,100.00	(23,542.89)	96,100.00
Net Income	\$ 3,817.74	\$ 2,470.56	\$ 48,807.01	23,752.00	25,055.01	23,752.00
Reserve Expenses						
70000 Reserve Expenses	\$ 0.00	\$ 0.00	\$ 29,445.00	0.00	29,445.00	0.00