

Creekwood Commons Townhome Assoc., Inc.
Balance Sheet
December 31, 2020

ASSETS

| | | |
|------------------------------|----|-------------------|
| Current Assets | | |
| SunTrust | \$ | 39.05 |
| SunTrust Savings | | 2,008.82 |
| Union Reserve 0063697023 | | 199,429.01 |
| Union Checking 0030386299 | | 23,005.35 |
| | | <hr/> |
| Total Current Assets | | 224,482.23 |
| Property and Equipment | | <hr/> |
| Total Property and Equipment | | 0.00 |
| Other Assets | | <hr/> |
| Total Other Assets | | 0.00 |
| | | <hr/> |
| Total Assets | \$ | <u>224,482.23</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 | \$ | 211,849.28 |
| Net Income | | 12,632.95 |
| | | <hr/> |
| Total Capital | | 224,482.23 |
| | | <hr/> |
| Total Liabilities & Capital | \$ | <u>224,482.23</u> |

Creekwood Commons Townhome Assoc., Inc.
Income Statement
For the Twelve Months Ending December 31, 2020

| | Current Month Actual | Current Month Budget | Year to Date Actual | Year to Date Budget | Year to Date Variance | Annual Budget |
|----------------------------|----------------------------|----------------------------|------------------------|------------------------|-----------------------------|-------------------|
| Revenues | | | | | | |
| 40000 Assessment Incom | \$ 9,793.84 | \$ 10,325.00 | \$ 124,729.60 | 123,900.00 | 829.60 | 123,900.00 |
| 40100 Late Fee | 10.00 | 0.00 | 50.00 | 0.00 | 50.00 | 0.00 |
| 40200 Legal Fees Reimbu | 0.00 | 0.00 | 3,646.52 | 0.00 | 3,646.52 | 0.00 |
| 40600 Initiation Fee | 0.00 | 50.00 | 200.00 | 600.00 | (400.00) | 600.00 |
| 41000 Owner Interest Inco | 0.00 | 0.00 | 152.24 | 0.00 | 152.24 | 0.00 |
| 45500 Interest Income | 8.43 | 0.00 | 155.44 | 0.00 | 155.44 | 0.00 |
| 48000 Fines | 0.00 | 0.00 | 500.00 | 0.00 | 500.00 | 0.00 |
| Total Revenues | 9,812.27 | 10,375.00 | 129,433.80 | 124,500.00 | 4,933.80 | 124,500.00 |
| Expenses | | | | | | |
| General Expenses | | | | | | |
| 60000 Management Fee | 916.66 | 916.74 | 10,999.92 | 11,000.00 | (0.08) | 11,000.00 |
| 60100 Legal / Accounting | 50.00 | 375.00 | 3,464.51 | 4,500.00 | (1,035.49) | 4,500.00 |
| 62000 Insurance | 1,736.75 | 1,791.74 | 21,826.32 | 21,500.00 | 326.32 | 21,500.00 |
| 63000 Taxes | 0.00 | 0.00 | 159.13 | 200.00 | (40.87) | 200.00 |
| 63500 Office Expenses | 322.15 | 125.00 | 1,224.94 | 1,500.00 | (275.06) | 1,500.00 |
| Total General Exp | 3,025.56 | 3,208.48 | 37,674.82 | 38,700.00 | (1,025.18) | 38,700.00 |
| Utilities | | | | | | |
| 64000 Electricity | 371.07 | 441.74 | 5,234.51 | 5,300.00 | (65.49) | 5,300.00 |
| 64500 Trash Removal | 0.00 | 666.74 | 7,922.52 | 8,000.00 | (77.48) | 8,000.00 |
| Total Utilities Exp | 371.07 | 1,108.48 | 13,157.03 | 13,300.00 | (142.97) | 13,300.00 |
| Maintenance | | | | | | |
| 65000 General Maintenanc | 186.00 | 708.37 | 7,422.50 | 8,500.00 | (1,077.50) | 8,500.00 |
| 65500 Fire Protection | 0.00 | 250.00 | 14,750.00 | 3,000.00 | 11,750.00 | 3,000.00 |
| 66000 Pressure Washing | 0.00 | 0.00 | 1,200.00 | 5,000.00 | (3,800.00) | 5,000.00 |
| 66250 Roof Repairs | 0.00 | 166.74 | 2,105.00 | 2,000.00 | 105.00 | 2,000.00 |
| 66500 Gutter Cleaning | 475.00 | 116.74 | 1,875.00 | 1,400.00 | 475.00 | 1,400.00 |
| Total Maint. Expe | 661.00 | 1,241.85 | 27,352.50 | 19,900.00 | 7,452.50 | 19,900.00 |
| Landscaping | | | | | | |
| 67000 Landscape Mainten | 1,135.00 | 1,166.74 | 13,880.00 | 14,000.00 | (120.00) | 14,000.00 |
| 67010 Landscape non-co | 0.00 | 333.37 | 340.00 | 4,000.00 | (3,660.00) | 4,000.00 |
| 67020 Pinestraw / Mulch | 2,684.00 | 358.37 | 6,496.50 | 4,300.00 | 2,196.50 | 4,300.00 |
| Total Landscape | 3,819.00 | 1,858.48 | 20,716.50 | 22,300.00 | (1,583.50) | 22,300.00 |
| 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 | 7,876.63 | 7,750.66 | 102,900.85 | 98,200.00 | 4,700.85 | 98,200.00 |
| Net Income | \$ 1,935.64 | \$ 2,624.34 | \$ 26,532.95 | 26,300.00 | 232.95 | 26,300.00 |
| Reserve Expenses | | | | | | |
| 70000 Reserve Expenses | \$ 0.00 | \$ 0.00 | \$ 13,900.00 | 0.00 | 13,900.00 | 0.00 |