



Financial Report Package

01/31/2026

Prepared for

The Patio Homes of Chestnut Creek
Owners Association, Inc.

By

Keys-Caldwell

The Patio Homes of Chestnut Creek Owners Association, Inc.

Balance Sheet as of 1/31/2026

	Operating	Reserve	Total
Assets			
Current Assets			
1000 - SouthState Bank - OP	\$65,594.52		\$65,594.52
1003 - Charles Schwab Op	\$77,326.10		\$77,326.10
Total Current Assets	\$142,920.62		\$142,920.62
Investments and Reserves			
1010 - SouthState Bank - Reserve		\$89,786.61	\$89,786.61
1015 - Charles Schwab Reserves		\$265,397.28	\$265,397.28
Total Investments and Reserves		\$355,183.89	\$355,183.89
Accounts Receivable			
1200 - Accounts Receivable	\$12,460.19		\$12,460.19
Total Accounts Receivable	\$12,460.19		\$12,460.19
Other Current Assets			
1310 - Prepaid Insurance	\$14,302.64		\$14,302.64
Total Other Current Assets	\$14,302.64		\$14,302.64
Total Assets	\$169,683.45	\$355,183.89	\$524,867.34
Liabilities / Equity			
Current Liabilities			
2000 - Accounts Payable	\$8,280.18		\$8,280.18
2001 - Accrued A/P	\$51,212.50		\$51,212.50
2092 - Pre-Collected Maintenance Fees	\$8,299.35		\$8,299.35
Total Current Liabilities	\$67,792.03		\$67,792.03

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Balance Sheet as of 1/31/2026

	Operating	Reserve	Total
Reserves			
3115 - Professional Service Reserve		\$7,003.53	\$7,003.53
3120 - Irrigation/ Pump House Equip Reserve		\$4,455.74	\$4,455.74
3121 - Irrigation Valves Reserve		\$64,229.81	\$64,229.81
3122 - Irrigation Pumps Reserve		\$23,424.24	\$23,424.24
3123 - Irrigation Clocks Reserve		\$142.37	\$142.37
3124 - Irrigation J Pumps Reserve		\$3,492.48	\$3,492.48
3125 - Irrigation Pipes/Wiring Reserve		\$38,550.64	\$38,550.64
3150 - Tennis Court Reserve		\$3,569.16	\$3,569.16
3155 - Shuffleboard Reserve		\$2,200.00	\$2,200.00
3180 - Assoc. Catast Evnt Reserve		\$35,000.01	\$35,000.01
3310 - Parking Lot Reserve		\$14,953.63	\$14,953.63
3340 - Kitchen/Office/Int. Paint Reserve		\$6,814.89	\$6,814.89
3520 - Clubhouse Roof Reserve		\$16,352.41	\$16,352.41
3530 - Clubhouse Furniture Reserve		\$3,273.29	\$3,273.29
3540 - Clubhouse HVAC Reserve		\$11,710.20	\$11,710.20
3550 - Clubhouse Paint Ext. Reserve		\$6,440.68	\$6,440.68
3605 - Pool Resurface Reserve		\$11,999.95	\$11,999.95
3610 - Pool Deck Reserve		\$4,071.88	\$4,071.88
3615 - Pool Furniture Reserve		\$8,169.90	\$8,169.90
3630 - Pool Heaters Reserve		\$1,132.68	\$1,132.68
3830 - Landscaping Oak Reserve		\$17,000.00	\$17,000.00
3840 - Landscape Repl. Reserve		\$27,516.41	\$27,516.41
3860 - Reserve Special Projects		\$2,646.64	\$2,646.64
3891 - Insurance Deductible Reserve		\$18,934.56	\$18,934.56
3893 - Reserve Interest		\$22,098.79	\$22,098.79
Total Reserves		\$355,183.89	\$355,183.89
Equity			
3801 - Retained Earnings	\$95,835.56		\$95,835.56
Total Equity	\$95,835.56		\$95,835.56
Net Income - Gain/Loss			
3999 - Net Income	\$6,055.86		\$6,055.86
Total Net Income - Gain/Loss	\$6,055.86		\$6,055.86
Total Liabilities / Equity	\$169,683.45	\$355,183.89	\$524,867.34

The Patio Homes of Chestnut Creek Owners Association, Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Maintenance Fees	24,687.96	24,687.59	.37	24,687.96	24,687.59	.37	296,251.10
4025 - Reserve Income	2,164.12	2,163.88	.24	2,164.12	2,163.88	.24	25,966.51
4060 - Reserve Interest	57.52	1,819.10	(1,761.58)	57.52	1,819.10	(1,761.58)	21,829.14
4250 - Operating Interest	.48	-	.48	.48	-	.48	-
4282 - NSF Return	14.00	-	14.00	14.00	-	14.00	-
Total Income	26,924.08	28,670.57	(1,746.49)	26,924.08	28,670.57	(1,746.49)	344,046.75
Total Income	26,924.08	28,670.57	(1,746.49)	26,924.08	28,670.57	(1,746.49)	344,046.75

Operating Expense

Administrative Expenses

5010 - Legal Expenses	-	291.67	291.67	-	291.67	291.67	3,500.00
5020 - Management Contract	1,927.00	992.42	(934.58)	1,927.00	992.42	(934.58)	11,909.00
5040 - Income Tax	-	83.33	83.33	-	83.33	83.33	1,000.00
5100 - Administrative Expense	705.85	291.67	(414.18)	705.85	291.67	(414.18)	3,500.00
5101 - Website Expense	-	158.33	158.33	-	158.33	158.33	1,900.00
5120 - Telephone Expense	194.25	100.00	(94.25)	194.25	100.00	(94.25)	1,200.00
5200 - Insurance Expense	1,459.02	750.00	(709.02)	1,459.02	750.00	(709.02)	9,000.00
5301 - State Taxes / Fees	-	5.17	5.17	-	5.17	5.17	62.00
5310 - Pool License	-	16.67	16.67	-	16.67	16.67	200.00
Total Administrative Expenses	4,286.12	2,689.26	(1,596.86)	4,286.12	2,689.26	(1,596.86)	32,271.00

General Maintenance

6010 - Maintenance	649.32	1,583.33	934.01	649.32	1,583.33	934.01	19,000.00
6025 - Clubhouse Cleaning Contract	341.25	351.50	10.25	341.25	351.50	10.25	4,218.00
6040 - Pest Control	-	83.33	83.33	-	83.33	83.33	1,000.00
Total General Maintenance	990.57	2,018.16	1,027.59	990.57	2,018.16	1,027.59	24,218.00

Grounds Maintenance

6100 - Grounds Contract	10,043.25	10,583.33	540.08	10,043.25	10,583.33	540.08	127,000.00
6101 - Grounds Maintenance and Supplies	-	2,125.00	2,125.00	-	2,125.00	2,125.00	25,500.00
6117 - Irrigation	1,900.00	1,900.00	-	1,900.00	1,900.00	-	22,800.00
6118 - Irrigation Maintenance	110.54	2,375.00	2,264.46	110.54	2,375.00	2,264.46	28,500.00
Total Grounds Maintenance	12,053.79	16,983.33	4,929.54	12,053.79	16,983.33	4,929.54	203,800.00

Pool Expenses

6200 - Pool Contract	850.00	845.00	(5.00)	850.00	845.00	(5.00)	10,140.00
6201 - Pool Maintenance	29.50	470.00	440.50	29.50	470.00	440.50	5,640.00
Total Pool Expenses	879.50	1,315.00	435.50	879.50	1,315.00	435.50	15,780.00

Utilities

7100 - Water / Sewer	520.99	300.00	(220.99)	520.99	300.00	(220.99)	3,600.00
7200 - Electricity	2,079.73	1,000.00	(1,079.73)	2,079.73	1,000.00	(1,079.73)	12,000.00

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Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Utilities	2,600.72	1,300.00	(1,300.72)	2,600.72	1,300.00	(1,300.72)	15,600.00
Capital Expenditures							
7900 - Contingency	-	2,201.00	2,201.00	-	2,201.00	2,201.00	26,412.00
Total Capital Expenditures	-	2,201.00	2,201.00	-	2,201.00	2,201.00	26,412.00
Reserve Funding							
9700 - Reserve Funding	-	2,163.92	2,163.92	-	2,163.92	2,163.92	25,967.00
9799 - Reserve Interest	57.52	-	(57.52)	57.52	-	(57.52)	-
Total Reserve Funding	57.52	2,163.92	2,106.40	57.52	2,163.92	2,106.40	25,967.00
Total Expense	20,868.22	28,670.67	7,802.45	20,868.22	28,670.67	7,802.45	344,048.00
Operating Net Total	6,055.86	(.10)	6,055.96	6,055.86	(.10)	6,055.96	(1.25)
Net Total	6,055.86	(.10)	6,055.96	6,055.86	(.10)	6,055.96	(1.25)