

**THE PATIO HOMES OF CHESTNUT CREEK OWNERS  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
April 30, 2026**

**TABLE OF CONTENTS:**

BALANCE SHEET

REVENUES AND EXPENSE  
COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

**Prepared By: Sunstate Association Management Group, Inc.**

# The Patio Homes of Chestnut Creek Owners Association, Inc.

Balance Sheet as of 4/30/2026

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Assets</b>			
1010 - Truist OP 2186	\$17,990.17		\$17,990.17
1012 - SouthState Bank OP 2466	(\$5,750.66)		(\$5,750.66)
1018 - Due to / Due from Operating	\$66,766.56		\$66,766.56
1021 - Charles Schwab RES 1916		\$355,392.98	\$355,392.98
1022 - SouthState RES 6399		\$90,001.43	\$90,001.43
1099 - Due to / Due from Reserves		(\$66,766.56)	(\$66,766.56)
1100 - Accounts Receivable	\$38,845.54		\$38,845.54
1130 - Prepaid Insurance	\$9,051.80		\$9,051.80
<b>Total Assets</b>	<b>\$126,903.41</b>	<b>\$378,627.85</b>	<b>\$505,531.26</b>
<b>Total Assets</b>	<b>\$126,903.41</b>	<b>\$378,627.85</b>	<b>\$505,531.26</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
3010 - Accounts Payable	\$21,732.05		\$21,732.05
3020 - Accrued Expense	\$2,158.58		\$2,158.58
3035 - Prepaid Assessments	\$11,262.97		\$11,262.97
<b>Total Liabilities</b>	<b>\$35,153.60</b>		<b>\$35,153.60</b>
<b>Reserve Fund</b>			
3510 - Professional Service Reserves		\$6,999.99	\$6,999.99
3512 - Irrigation/Pump House Equip Reserves		\$4,479.78	\$4,479.78
3514 - Irrigation Valves Reserves		\$64,412.48	\$64,412.48
3516 - Irrigation Pumps Reserves		\$23,486.77	\$23,486.77
3518 - Irrigation Clocks Reserves		\$154.49	\$154.49
3520 - Irrigation J Pumps Reserves		\$3,509.01	\$3,509.01
3522 - Irrigation Pipes/Wiring Reserves		\$38,697.30	\$38,697.30
3524 - Tennis Court Reserves		\$5,998.05	\$5,998.05
3526 - Shuffleboard Reserves		\$2,460.00	\$2,460.00
3528 - Catastrophic Event Reserves		\$35,000.01	\$35,000.01
3530 - Street/Parking Lot Reserves		\$15,121.45	\$15,121.45
3532 - Kitchen/Office/Interior Paint Reserves		\$6,883.90	\$6,883.90
3534 - Clubhouse Roof Reserves		\$16,854.75	\$16,854.75
3536 - Clubhouse Furniture/Carpet Reserves		\$3,989.59	\$3,989.59
3538 - Clubhouse HVAC Reserves		\$12,104.95	\$12,104.95
3540 - Clubhouse Exterior Paint Reserves		\$6,440.68	\$6,440.68
3542 - Pool Resurface Reserves		\$11,999.95	\$11,999.95

# The Patio Homes of Chestnut Creek Owners Association, Inc.

## Balance Sheet as of 4/30/2026

---

3544 - Pool Deck Reserves		\$4,314.73	\$4,314.73
3546 - Pool Furniture/Equip. Reserves		\$8,310.46	\$8,310.46
3548 - Pool Heater/Mixing Tank/Equip Reserves		\$3,010.41	\$3,010.41
3549 - Awnings Reserves		\$236.28	\$236.28
3550 - Oak Trimming Reserves		\$17,000.00	\$17,000.00
3551 - Landscape Replacement Reserves		\$27,505.79	\$27,505.79
3552 - Special Projects Reserves		\$2,294.77	\$2,294.77
3554 - Insurance Deductible Reserves		\$20,112.13	\$20,112.13
3599 - Reserve Interest		\$37,250.13	\$37,250.13
<b>Total Reserve Fund</b>		<b>\$378,627.85</b>	<b>\$378,627.85</b>
<b>Equity</b>			
3990 - Operating Fund Balance	\$95,835.56		\$95,835.56
3995 - Prior Period Adjustment	(\$6,732.59)		(\$6,732.59)
3999 - Net Income	\$2,646.84		\$2,646.84
<b>Total Equity</b>	<b>\$91,749.81</b>		<b>\$91,749.81</b>
<b>Total Liabilities / Equity</b>	<b>\$126,903.41</b>	<b>\$378,627.85</b>	<b>\$505,531.26</b>

# The Patio Homes of Chestnut Creek Owners Association, Inc.

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
5010 - Maintenance Fees	24,370.72	24,687.67	(316.95)	98,434.60	98,750.68	(316.08)	296,252.00
5011 - Reserve Assessments	2,163.92	2,163.92	-	8,656.28	8,655.68	.60	25,967.00
5050 - Bank Interest	.08	-	.08	1.10	-	1.10	-
5052 - Reserve Interest	1,025.63	1,819.08	(793.45)	1,224.06	7,276.32	(6,052.26)	21,829.00
5075 - NSF Return	-	-	-	33.00	-	33.00	-
<b>Total Income</b>	<b>27,560.35</b>	<b>28,670.67</b>	<b>(1,110.32)</b>	<b>108,349.04</b>	<b>114,682.68</b>	<b>(6,333.64)</b>	<b>344,048.00</b>
<b>Total Income</b>	<b>27,560.35</b>	<b>28,670.67</b>	<b>(1,110.32)</b>	<b>108,349.04</b>	<b>114,682.68</b>	<b>(6,333.64)</b>	<b>344,048.00</b>

## Operating Expense

### Administrative

7110 - Professional Services/Legal & Accounting	-	291.67	291.67	-	1,166.68	1,166.68	3,500.00
7115 - Insurance	2,332.80	750.00	(1,582.80)	6,709.86	3,000.00	(3,709.86)	9,000.00
7120 - Income Tax	-	83.33	83.33	-	333.32	333.32	1,000.00
7125 - Management Fee	1,500.00	992.42	(507.58)	4,390.50	3,969.68	(420.82)	11,909.00
7130 - Annual Report	-	5.17	5.17	-	20.68	20.68	62.00
7135 - Pool License	-	16.67	16.67	-	66.68	66.68	200.00
7179 - Website/Newsletter	-	158.33	158.33	-	633.32	633.32	1,900.00
7190 - Administrative Expense	2,150.46	291.67	(1,858.79)	4,188.04	1,166.68	(3,021.36)	3,500.00
<b>Total Administrative</b>	<b>5,983.26</b>	<b>2,589.26</b>	<b>(3,394.00)</b>	<b>15,288.40</b>	<b>10,357.04</b>	<b>(4,931.36)</b>	<b>31,071.00</b>

### Grounds

7210 - Grounds Contract	10,344.50	10,583.33	238.83	40,775.50	42,333.32	1,557.82	127,000.00
7211 - Grounds Maintenance & Supplies	407.18	2,125.00	1,717.82	1,929.89	8,500.00	6,570.11	25,500.00
7212 - Irrigation Contract	1,900.00	1,900.00	-	7,600.00	7,600.00	-	22,800.00
7214 - Irrigation Maintenance	98.58	2,375.00	2,276.42	2,984.01	9,500.00	6,515.99	28,500.00
7216 - Special Projects/Contingency	-	2,201.00	2,201.00	-	8,804.00	8,804.00	26,412.00
7218 - Tennis Court / Basketball Court Maint.	-	-	-	13,000.00	-	(13,000.00)	-
<b>Total Grounds</b>	<b>12,750.26</b>	<b>19,184.33</b>	<b>6,434.07</b>	<b>66,289.40</b>	<b>76,737.32</b>	<b>10,447.92</b>	<b>230,212.00</b>

### Pool & Recreation

7310 - Pool Contract	680.00	845.00	165.00	3,395.00	3,380.00	(15.00)	10,140.00
7312 - Pool Repairs	153.39	470.00	316.61	1,296.35	1,880.00	583.65	5,640.00
<b>Total Pool &amp; Recreation</b>	<b>833.39</b>	<b>1,315.00</b>	<b>481.61</b>	<b>4,691.35</b>	<b>5,260.00</b>	<b>568.65</b>	<b>15,780.00</b>

### Repairs & Maintenance

7410 - General Maintenance	418.93	1,583.33	1,164.40	1,274.49	6,333.32	5,058.83	19,000.00
7412 - Pest Control	160.00	83.33	(76.67)	284.00	333.32	49.32	1,000.00
7420 - Clubhouse Cleaning Contract	358.31	351.50	(6.81)	1,433.24	1,406.00	(27.24)	4,218.00
<b>Total Repairs &amp; Maintenance</b>	<b>937.24</b>	<b>2,018.16</b>	<b>1,080.92</b>	<b>2,991.73</b>	<b>8,072.64</b>	<b>5,080.91</b>	<b>24,218.00</b>

### Utilities

7510 - Water/Sewer	342.98	300.00	(42.98)	1,350.65	1,200.00	(150.65)	3,600.00
--------------------	--------	--------	---------	----------	----------	----------	----------

# The Patio Homes of Chestnut Creek Owners Association, Inc.

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
7515 - Electric	939.81	1,000.00	60.19	4,822.68	4,000.00	(822.68)	12,000.00
7525 - Telephone	-	100.00	100.00	388.37	400.00	11.63	1,200.00
<b>Total Utilities</b>	<b>1,282.79</b>	<b>1,400.00</b>	<b>117.21</b>	<b>6,561.70</b>	<b>5,600.00</b>	<b>(961.70)</b>	<b>16,800.00</b>
<b>Other</b>							
9010 - Transfer to Reserves	2,163.92	2,163.92	-	8,655.56	8,655.64	.08	25,967.00
9012 - Reserve Interest	1,025.63	-	(1,025.63)	1,224.06	-	(1,224.06)	-
<b>Total Other</b>	<b>3,189.55</b>	<b>2,163.92</b>	<b>(1,025.63)</b>	<b>9,879.62</b>	<b>8,655.64</b>	<b>(1,223.98)</b>	<b>25,967.00</b>
<b>Total Expense</b>	<b>24,976.49</b>	<b>28,670.67</b>	<b>3,694.18</b>	<b>105,702.20</b>	<b>114,682.64</b>	<b>8,980.44</b>	<b>344,048.00</b>
<b>Operating Net Total</b>	<b>2,583.86</b>	<b>-</b>	<b>2,583.86</b>	<b>2,646.84</b>	<b>.04</b>	<b>2,646.80</b>	<b>-</b>
<b>Net Total</b>	<b>2,583.86</b>	<b>-</b>	<b>2,583.86</b>	<b>2,646.84</b>	<b>.04</b>	<b>2,646.80</b>	<b>-</b>

**THE PATIO HOMES OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.**

**Reserve Balances**

April 30, 2026

	<b>Balance 1/1/26</b>	<b>YTD Contribution</b>	<b>YTD Allocation</b>	<b>YTD Expense</b>	<b>YTD Interest</b>	<b>Current Balance</b>
3510 Professional Services	\$ 6,999.99	-	-	-	-	6,999.99
3512 Irrigation/Pump House Equip	4,455.74	24.04	-	-	-	4,479.78
3514 Irrigation Valves	64,229.81	182.67	-	-	-	64,412.48
3516 Irrigation Pumps	23,424.24	62.53	-	-	-	23,486.77
3518 Irrigation Clocks	142.37	12.12	-	-	-	154.49
3520 Irrigation J Pumps	3,495.09	13.92	-	-	-	3,509.01
3522 Irrigation Pipes/Wiring	38,550.64	146.66	-	-	-	38,697.30
3524 Tennis Court	3,569.16	2,428.89	-	-	-	5,998.05
3526 Shuffleboard Courts	2,200.00	260.00	-	-	-	2,460.00
3528 Catastrophic Event	35,000.01	-	-	-	-	35,000.01
3530 Street/Parking Lot	14,954.01	167.44	-	-	-	15,121.45
3532 Kitchen/Office/Interior Paint	6,814.89	69.01	-	-	-	6,883.90
3534 Clubhouse Roof	16,352.41	502.34	-	-	-	16,854.75
3536 Clubhouse Furniture/Carpet	3,273.29	716.30	-	-	-	3,989.59
3538 Clubhouse HVAC	11,710.20	394.75	-	-	-	12,104.95
3540 Clubhouse Exterior Paint	6,440.68	-	-	-	-	6,440.68
3542 Pool Resurface	11,999.95	-	-	-	-	11,999.95
3544 Pool Deck	4,071.88	242.85	-	-	-	4,314.73
3546 Pool Furniture/Equipment	8,169.90	140.56	-	-	-	8,310.46
3548 Pool Heater/Mixing Tank/Equip.	1,132.68	1,877.73	-	-	-	3,010.41
3549 Awnings	-	236.28	-	-	-	236.28
3550 Oak Trimming	17,000.00	-	-	-	-	17,000.00
3551 Landscape Replacement	27,505.79	-	-	-	-	27,505.79
3552 Special Projects	2,294.77	-	-	-	-	2,294.77
3554 Insurance Deductible	18,934.56	1,177.57	-	-	-	20,112.13
3599 Reserve Interest	22,239.70	-	13,984.79	-	1,025.63	37,250.12
<b>Total Reserves</b>	<b>\$ 354,961.76</b>	<b>8,655.67</b>	<b>13,984.79</b>	<b>-</b>	<b>1,025.63</b>	<b>378,627.85</b>

**Expense Details**

**3510 Professional Services**

**Total \$ -**

**3512 Irrigation/Pump House Equipment**

**Total \$ -**

**Allocation Details**

4/1/26 To record adjustment for Reserve balances per BOD 2025 ending balances	\$	362.94
4/01/26 To record interest from Charles Schwab account not previously recorded in 2024-2025	\$	11,466.93
4/01/26 To record interest earned but not recorded in 2026 for Charles Schwab	\$	2,154.93