THE PATIO HOMES OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

FINANCIAL REPORTS

May 31, 2026

TABLE OF CONTENTS:

Prepared By: Sunstate Association Management Group, Inc.

The Patio Homes of Chestnut Creek Owners Association, Inc.

Balance Sheet as of 5/31/2026

Assets	Operating	Reserve	Total
Assets			
1010 - Truist OP 2186	$78,115.15		$78,115.15
1012 - SouthState Bank OP 2466	($4,481.33)		($4,481.33)
1018 - Due to / Due from Operating	$2,102.64		$2,102.64
1021 - Charles Schwab RES 1916		$353,244.88	$353,244.88
1022 - SouthState RES 6399		$27,565.13	$27,565.13
1099 - Due to / Due from Reserves		($2,102.64)	($2,102.64)
1100 - Accounts Receivable	$27,835.69		$27,835.69
1130 - Prepaid Insurance	$7,592.73		$7,592.73
Total Assets	**$111,164.88**	**$378,707.37**	**$489,872.25**
Total Assets	**$111,164.88**	**$378,707.37**	**$489,872.25**

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
3010 - Accounts Payable	$5,718.51		$5,718.51
3020 - Accrued Expense	$500.00		$500.00
3035 - Prepaid Assessments	$15,230.13		$15,230.13
Total Liabilities	**$21,448.64**		**$21,448.64**
Reserve Fund			
3510 - Professional Service Reserves		$6,999.99	$6,999.99
3512 - Irrigation/Pump House Equip Reserves		$4,485.79	$4,485.79
3514 - Irrigation Valves Reserves		$64,458.15	$64,458.15
3516 - Irrigation Pumps Reserves		$23,502.40	$23,502.40
3518 - Irrigation Clocks Reserves		$157.52	$157.52
3520 - Irrigation J Pumps Reserves		$3,512.49	$3,512.49
3522 - Irrigation Pipes/Wiring Reserves		$38,733.97	$38,733.97
3524 - Tennis Court Reserves		$6,605.27	$6,605.27
3526 - Shuffleboard Reserves		$2,525.00	$2,525.00
3528 - Catastrophic Event Reserves		$35,000.01	$35,000.01
3530 - Street/Parking Lot Reserves		$15,163.31	$15,163.31
3532 - Kitchen/Office/Interior Paint Reserves		$6,901.15	$6,901.15
3534 - Clubhouse Roof Reserves		$16,980.34	$16,980.34
3536 - Clubhouse Furniture/Carpet Reserves		$4,168.67	$4,168.67
3538 - Clubhouse HVAC Reserves		$12,203.64	$12,203.64
3540 - Clubhouse Exterior Paint Reserves		$6,440.68	$6,440.68
3542 - Pool Resurface Reserves		$11,999.95	$11,999.95

3544 - Pool Deck Reserves		$4,375.44	$4,375.44
3546 - Pool Furniture/Equip. Reserves		$8,345.60	$8,345.60
3548 - Pool Heater/Mixing Tank/Equip Reserves		$3,479.84	$3,479.84
3549 - Awnings Reserves		$295.35	$295.35
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		$20,406.52	$20,406.52
3599 - Reserve Interest		$35,165.73	$35,165.73
Total Reserve Fund		**$378,707.37**	**$378,707.37**
Equity			
3990 - Operating Fund Balance	$95,835.56		$95,835.56
3995 - Prior Period Adjustment	($6,732.59)		($6,732.59)
3999 - Net Income	$613.27		$613.27
Total Equity	**$89,716.24**		**$89,716.24**
Total Liabilities / Equity	**$111,164.88**	**$378,707.37**	**$489,872.25**

The Patio Homes of Chestnut Creek Owners Association, Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Operating Income

Income

	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
5010 - Maintenance Fees	23,519.84	24,687.67	(1,167.83)	121,954.44	123,438.35	(1,483.91)	296,252.00
5011 - Reserve Assessments	2,163.92	2,163.92	-	10,820.20	10,819.60	.60	25,967.00
5025 - Late Fees	(31.56)	-	(31.56)	(31.56)	-	(31.56)	-
5050 - Bank Interest	.40	-	.40	1.50	-	1.50	-
5052 - Reserve Interest	(2,084.40)	1,819.08	(3,903.48)	(860.34)	9,095.40	(9,955.74)	21,829.00
5075 - NSF Return	-	-	-	33.00	-	33.00	-
Total Income	**23,568.20**	**28,670.67**	**(5,102.47)**	**131,917.24**	**143,353.35**	**(11,436.11)**	**344,048.00**
Total Income	**23,568.20**	**28,670.67**	**(5,102.47)**	**131,917.24**	**143,353.35**	**(11,436.11)**	**344,048.00**

Operating Expense

Administrative

	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
7110 - Professional Services/Legal & Accounting	-	291.67	291.67	-	1,458.35	1,458.35	3,500.00
7115 - Insurance	1,459.07	750.00	(709.07)	8,168.93	3,750.00	(4,418.93)	9,000.00
7120 - Income Tax	-	83.33	83.33	-	416.65	416.65	1,000.00
7125 - Management Fee	1,500.00	992.42	(507.58)	5,890.50	4,962.10	(928.40)	11,909.00
7130 - Annual Report	186.25	5.17	(181.08)	186.25	25.85	(160.40)	62.00
7135 - Pool License	-	16.67	16.67	-	83.35	83.35	200.00
7179 - Website/Newsletter	-	158.33	158.33	-	791.65	791.65	1,900.00
7190 - Administrative Expense	30.55	291.67	261.12	4,218.59	1,458.35	(2,760.24)	3,500.00
Total Administrative	**3,175.87**	**2,589.26**	**(586.61)**	**18,464.27**	**12,946.30**	**(5,517.97)**	**31,071.00**

Grounds

	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
7210 - Grounds Contract	10,344.50	10,583.33	238.83	51,120.00	52,916.65	1,796.65	127,000.00
7211 - Grounds Maintenance & Supplies	196.59	2,125.00	1,928.41	2,126.48	10,625.00	8,498.52	25,500.00
7212 - Irrigation Contract	1,900.00	1,900.00	-	9,500.00	9,500.00	-	22,800.00
7214 - Irrigation Maintenance	46.94	2,375.00	2,328.06	3,030.95	11,875.00	8,844.05	28,500.00
7216 - Special Projects/Contingency	-	2,201.00	2,201.00	-	11,005.00	11,005.00	26,412.00
7218 - Tennis Court / Basketball Court Maint.	-	-	-	13,000.00	-	(13,000.00)	-
Total Grounds	**12,488.03**	**19,184.33**	**6,696.30**	**78,777.43**	**95,921.65**	**17,144.22**	**230,212.00**

Pool & Recreation

	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
7310 - Pool Contract	680.00	845.00	165.00	4,075.00	4,225.00	150.00	10,140.00
7312 - Pool Repairs	2,321.47	470.00	(1,851.47)	3,617.82	2,350.00	(1,267.82)	5,640.00
Total Pool & Recreation	**3,001.47**	**1,315.00**	**(1,686.47)**	**7,692.82**	**6,575.00**	**(1,117.82)**	**15,780.00**

Repairs & Maintenance

	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
7410 - General Maintenance	5,762.00	1,583.33	(4,178.67)	7,036.49	7,916.65	880.16	19,000.00
7412 - Pest Control	-	83.33	83.33	284.00	416.65	132.65	1,000.00
7420 - Clubhouse Cleaning Contract	358.31	351.50	(6.81)	1,791.55	1,757.50	(34.05)	4,218.00
Total Repairs & Maintenance	**6,120.31**	**2,018.16**	**(4,102.15)**	**9,112.04**	**10,090.80**	**978.76**	**24,218.00**

Utilities

The Patio Homes of Chestnut Creek Owners Association, Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
7510 - Water/Sewer	144.54	300.00	155.46	1,495.19	1,500.00	4.81	3,600.00
7515 - Electric	495.08	1,000.00	504.92	5,317.76	5,000.00	(317.76)	12,000.00
7525 - Telephone	96.95	100.00	3.05	485.32	500.00	14.68	1,200.00
Total Utilities	**736.57**	**1,400.00**	**663.43**	**7,298.27**	**7,000.00**	**(298.27)**	**16,800.00**
Other							
9010 - Transfer to Reserves	2,163.92	2,163.92	-	10,819.48	10,819.56	.08	25,967.00
9012 - Reserve Interest	(2,084.40)	-	2,084.40	(860.34)	-	860.34	-
Total Other	**79.52**	**2,163.92**	**2,084.40**	**9,959.14**	**10,819.56**	**860.42**	**25,967.00**
Total Expense	**25,601.77**	**28,670.67**	**3,068.90**	**131,303.97**	**143,353.31**	**12,049.34**	**344,048.00**
Operating Net Total	**(2,033.57)**	**-**	**(2,033.57)**	**613.27**	**.04**	**613.23**	**-**
Net Total	**(2,033.57)**	**-**	**(2,033.57)**	**613.27**	**.04**	**613.23**	**-**

THE PATIO HOMES OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

Reserve Balances

May 31, 2026

	Balance 1/1/26	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
3510 Professional Services	$ 6,999.99	-	-	-	-	6,999.99
3512 Irrigation/Pump House Equip	4,455.74	30.05	-	-	-	4,485.79
3514 Irrigation Valves	64,229.81	228.34	-	-	-	64,458.15
3516 Irrigation Pumps	23,424.24	78.16	-	-	-	23,502.40
3518 Irrigation Clocks	142.37	15.15	-	-	-	157.52
3520 Irrigation J Pumps	3,495.09	17.40	-	-	-	3,512.49
3522 Irrigation Pipes/Wiring	38,550.64	183.33	-	-	-	38,733.97
3524 Tennis Court	3,569.16	3,036.12	-	-	-	6,605.28
3526 Shuffleboard Courts	2,200.00	325.00	-	-	-	2,525.00
3528 Catastrophic Event	35,000.01	-	-	-		35,000.01
3530 Street/Parking Lot	14,954.01	209.30	-	-	-	15,163.31
3532 Kitchen/Office/Interior Paint	6,814.89	86.26	-	-	-	6,901.15
3534 Clubhouse Roof	16,352.41	627.93	-	-	-	16,980.34
3536 Clubhouse Furniture/Carpet	3,273.29	895.38	-	-	-	4,168.67
3538 Clubhouse HVAC	11,710.20	493.44	-	-	-	12,203.64
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	303.56	-	-	-	4,375.44
3546 Pool Furniture/Equipment	8,169.90	175.70		-	-	8,345.60
3548 Pool Heater/Mixing Tank/Equip.	1,132.68	2,347.16	-	-	-	3,479.84
3549 Awnings	-	295.35	-	-	-	295.35
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	1,471.97	-	-	-	20,406.53
3599 Reserve Interest	22,239.70	-	13,984.79	-	(1,058.77)	35,165.72
Total Reserves	**$ 354,961.76**	**10,819.59**	**13,984.79**	**-**	**(1,058.77)**	**378,707.37**

Expense Details

3510 Professional Services		
	Total	**$ -**
3512 Irrigation/Pump House Equipment		
	Total	**$ -**

Allocation Details

4/1/26 To record adjustment for Reserve balances per Bill Davis's 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