THE PATIO HOMES OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

FINANCIAL REPORTS

June 30, 2026

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Prepared By: Sunstate Association Management Group, Inc.

The Patio Homes of Chestnut Creek Owners Association, Inc.

Balance Sheet as of 6/30/2026

Assets	Operating	Reserve	Total
Assets			
1010 - Truist OP 2186	$32,227.04		$32,227.04
1012 - SouthState Bank OP 2466	$1,701.23		$1,701.23
1018 - Due to / Due from Operating	$36,915.14		$36,915.14
1020 - Truist RES 2194		$15,491.31	$15,491.31
1021 - Charles Schwab RES 1916		$357,313.95	$357,313.95
1022 - SouthState RES 6399		$27,589.30	$27,589.30
1099 - Due to / Due from Reserves		($36,915.14)	($36,915.14)
1100 - Accounts Receivable	$27,103.15		$27,103.15
1130 - Prepaid Insurance	$6,133.66		$6,133.66
Total Assets	**$104,080.22**	**$363,479.42**	**$467,559.64**
Total Assets	**$104,080.22**	**$363,479.42**	**$467,559.64**

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
3010 - Accounts Payable	$5,341.17		$5,341.17
3020 - Accrued Expense	$1,295.00		$1,295.00
3035 - Prepaid Assessments	$16,511.13		$16,511.13
Total Liabilities	**$23,147.30**		**$23,147.30**
Reserve Fund			
3510 - Professional Service Reserves		$6,999.99	$6,999.99
3512 - Irrigation/Pump House Equip Reserves		$4,491.80	$4,491.80
3514 - Irrigation Valves Reserves		$64,503.82	$64,503.82
3516 - Irrigation Pumps Reserves		$2,025.13	$2,025.13
3518 - Irrigation Clocks Reserves		$160.55	$160.55
3520 - Irrigation J Pumps Reserves		$3,515.97	$3,515.97
3522 - Irrigation Pipes/Wiring Reserves		$38,770.64	$38,770.64
3524 - Tennis Court Reserves		$7,212.49	$7,212.49
3526 - Shuffleboard Reserves		$2,590.00	$2,590.00
3528 - Catastrophic Event Reserves		$35,000.01	$35,000.01
3530 - Street/Parking Lot Reserves		$15,205.17	$15,205.17
3532 - Kitchen/Office/Interior Paint Reserves		$6,918.40	$6,918.40
3534 - Clubhouse Roof Reserves		$17,105.93	$17,105.93
3536 - Clubhouse Furniture/Carpet Reserves		$4,347.75	$4,347.75
3538 - Clubhouse HVAC Reserves		$12,302.33	$12,302.33
3540 - Clubhouse Exterior Paint Reserves		$6,440.68	$6,440.68

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Balance Sheet as of 6/30/2026

3542 - Pool Resurface Reserves		$11,999.95	$11,999.95
3544 - Pool Deck Reserves		$4,436.15	$4,436.15
3546 - Pool Furniture/Equip. Reserves		$8,380.74	$8,380.74
3548 - Pool Heater/Mixing Tank/Equip Reserves		$3,949.27	$3,949.27
3549 - Awnings Reserves		$354.42	$354.42
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		$20,700.91	$20,700.91
3599 - Reserve Interest		$39,266.76	$39,266.76
Total Reserve Fund		**$363,479.42**	**$363,479.42**
Equity			
3990 - Operating Fund Balance	$95,835.56		$95,835.56
3995 - Prior Period Adjustment	($6,732.59)		($6,732.59)
3999 - Net Income	($8,170.05)		($8,170.05)
Total Equity	**$80,932.92**		**$80,932.92**
Total Liabilities / Equity	**$104,080.22**	**$363,479.42**	**$467,559.64**

The Patio Homes of Chestnut Creek Owners Association, Inc.

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

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

Operating Income

Income

5010 - Maintenance Fees	24,386.08	24,687.67	(301.59)	146,340.52	148,126.02	(1,785.50)	296,252.00
5011 - Reserve Assessments	2,163.92	2,163.92	-	12,984.12	12,983.52	.60	25,967.00
5025 - Late Fees	433.16	-	433.16	401.60	-	401.60	-
5050 - Bank Interest	.63	-	.63	2.13	-	2.13	-
5052 - Reserve Interest	4,101.03	1,819.08	2,281.95	3,240.69	10,914.48	(7,673.79)	21,829.00
5075 - NSF Return	-	-	-	33.00	-	33.00	-
Total Income	**31,084.82**	**28,670.67**	**2,414.15**	**163,002.06**	**172,024.02**	**(9,021.96)**	**344,048.00**
Total Income	**31,084.82**	**28,670.67**	**2,414.15**	**163,002.06**	**172,024.02**	**(9,021.96)**	**344,048.00**

Operating Expense

Administrative

7110 - Professional Services/Legal & Accounting	350.00	291.67	(58.33)	350.00	1,750.02	1,400.02	3,500.00
7115 - Insurance	1,459.07	750.00	(709.07)	9,628.00	4,500.00	(5,128.00)	9,000.00
7120 - Income Tax	11,585.00	83.33	(11,501.67)	11,585.00	499.98	(11,085.02)	1,000.00
7125 - Management Fee	1,500.00	992.42	(507.58)	7,390.50	5,954.52	(1,435.98)	11,909.00
7130 - Annual Report	61.25	5.17	(56.08)	247.50	31.02	(216.48)	62.00
7135 - Pool License	200.35	16.67	(183.68)	200.35	100.02	(100.33)	200.00
7179 - Website/Newsletter	-	158.33	158.33	-	949.98	949.98	1,900.00
7190 - Administrative Expense	129.62	291.67	162.05	4,348.21	1,750.02	(2,598.19)	3,500.00
Total Administrative	**15,285.29**	**2,589.26**	**(12,696.03)**	**33,749.56**	**15,535.56**	**(18,214.00)**	**31,071.00**

Grounds

7210 - Grounds Contract	10,344.50	10,583.33	238.83	61,464.50	63,499.98	2,035.48	127,000.00
7211 - Grounds Maintenance & Supplies	2,295.00	2,125.00	(170.00)	4,421.48	12,750.00	8,328.52	25,500.00
7212 - Irrigation Contract	1,900.00	1,900.00	-	11,400.00	11,400.00	-	22,800.00
7214 - Irrigation Maintenance	714.78	2,375.00	1,660.22	3,745.73	14,250.00	10,504.27	28,500.00
7216 - Special Projects/Contingency	-	2,201.00	2,201.00	-	13,206.00	13,206.00	26,412.00
7218 - Tennis Court / Basketball Court Maint.	-	-	-	13,000.00	-	(13,000.00)	-
Total Grounds	**15,254.28**	**19,184.33**	**3,930.05**	**94,031.71**	**115,105.98**	**21,074.27**	**230,212.00**

Pool & Recreation

7310 - Pool Contract	710.00	845.00	135.00	4,785.00	5,070.00	285.00	10,140.00
7312 - Pool Repairs	-	470.00	470.00	3,617.82	2,820.00	(797.82)	5,640.00
Total Pool & Recreation	**710.00**	**1,315.00**	**605.00**	**8,402.82**	**7,890.00**	**(512.82)**	**15,780.00**

Repairs & Maintenance

7410 - General Maintenance	1,326.46	1,583.33	256.87	8,362.95	9,499.98	1,137.03	19,000.00
7412 - Pest Control	-	83.33	83.33	284.00	499.98	215.98	1,000.00
7420 - Clubhouse Cleaning Contract	358.31	351.50	(6.81)	2,149.86	2,109.00	(40.86)	4,218.00
Total Repairs & Maintenance	**1,684.77**	**2,018.16**	**333.39**	**10,796.81**	**12,108.96**	**1,312.15**	**24,218.00**

Utilities

The Patio Homes of Chestnut Creek Owners Association, Inc.

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
7510 - Water/Sewer	106.99	300.00	193.01	1,602.18	1,800.00	197.82	3,600.00
7515 - Electric	469.41	1,000.00	530.59	5,787.17	6,000.00	212.83	12,000.00
7525 - Telephone	92.45	100.00	7.55	577.77	600.00	22.23	1,200.00
Total Utilities	**668.85**	**1,400.00**	**731.15**	**7,967.12**	**8,400.00**	**432.88**	**16,800.00**
Other							
9010 - Transfer to Reserves	2,163.92	2,163.92	-	12,983.40	12,983.48	.08	25,967.00
9012 - Reserve Interest	4,101.03	-	(4,101.03)	3,240.69	-	(3,240.69)	-
Total Other	**6,264.95**	**2,163.92**	**(4,101.03)**	**16,224.09**	**12,983.48**	**(3,240.61)**	**25,967.00**
Total Expense	**39,868.14**	**28,670.67**	**(11,197.47)**	**171,172.11**	**172,023.98**	**851.87**	**344,048.00**
Operating Net Total	**(8,783.32)**	**-**	**(8,783.32)**	**(8,170.05)**	**.04**	**(8,170.09)**	**-**
Net Total	**(8,783.32)**	**-**	**(8,783.32)**	**(8,170.05)**	**.04**	**(8,170.09)**	**-**

THE PATIO HOMES OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

Reserve Balances

June 30, 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	36.06	-	-	-	4,491.80
3514 Irrigation Valves	64,229.81	274.01	-	-	-	64,503.82
3516 Irrigation Pumps	23,424.24	93.79	-	(21,492.90)	-	2,025.13
3518 Irrigation Clocks	142.37	18.18	-	-	-	160.55
3520 Irrigation J Pumps	3,495.09	20.88	-	-	-	3,515.97
3522 Irrigation Pipes/Wiring	38,550.64	220.00	-	-	-	38,770.64
3524 Tennis Court	3,569.16	3,643.34	-	-	-	7,212.50
3526 Shuffleboard Courts	2,200.00	390.00	-	-	-	2,590.00
3528 Catastrophic Event	35,000.01	-	-	-		35,000.01
3530 Street/Parking Lot	14,954.01	251.16	-	-	-	15,205.17
3532 Kitchen/Office/Interior Paint	6,814.89	103.51	-	-	-	6,918.40
3534 Clubhouse Roof	16,352.41	753.52	-	-	-	17,105.93
3536 Clubhouse Furniture/Carpet	3,273.29	1,074.46	-	-	-	4,347.75
3538 Clubhouse HVAC	11,710.20	592.13	-	-	-	12,302.33
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	364.27	-	-	-	4,436.15
3546 Pool Furniture/Equipment	8,169.90	210.84		-	-	8,380.74
3548 Pool Heater/Mixing Tank/Equip.	1,132.68	2,816.60	-	-	-	3,949.28
3549 Awnings	-	354.43	-	-	-	354.43
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	1,766.36	-	-	-	20,700.92
3599 Reserve Interest	22,239.70	-	13,984.80	-	3,042.26	39,266.76
Total Reserves	**$ 354,961.76**	**12,983.50**	**13,984.80**	**(21,492.90)**	**3,042.26**	**363,479.42**

Expense Details

3516 - Irrigation Pumps		
6/9/26 Twin Palm Landscape-new pump installation	$	21,492.90
Total	**$**	**21,492.90**

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