THE PATIO HOMES OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

FINANCIAL REPORTS

July 31, 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 7/31/2026

Assets	Operating	Reserve	Total
Assets			
1010 - Truist OP 2186	$37,013.88		$37,013.88
1012 - SouthState Bank OP 2466	$1,701.24		$1,701.24
1018 - Due to / Due from Operating	$36,915.14		$36,915.14
1020 - Truist RES 2194		$42,708.69	$42,708.69
1021 - Charles Schwab RES 1916		$356,593.14	$356,593.14
1022 - SouthState RES 6399		$2,609.99	$2,609.99
1099 - Due to / Due from Reserves		($36,915.14)	($36,915.14)
1100 - Accounts Receivable	$29,273.20		$29,273.20
1130 - Prepaid Insurance	$4,674.59		$4,674.59
Total Assets	**$109,578.05**	**$364,996.68**	**$474,574.73**
Total Assets	**$109,578.05**	**$364,996.68**	**$474,574.73**

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
3010 - Accounts Payable	$5,120.33		$5,120.33
3020 - Accrued Expense	$35.13		$35.13
3035 - Prepaid Assessments	$16,133.42		$16,133.42
Total Liabilities	**$21,288.88**		**$21,288.88**
Reserve Fund			
3510 - Professional Service Reserves		$6,999.99	$6,999.99
3512 - Irrigation/Pump House Equip Reserves		$4,497.81	$4,497.81
3514 - Irrigation Valves Reserves		$64,549.49	$64,549.49
3516 - Irrigation Pumps Reserves		$2,040.76	$2,040.76
3518 - Irrigation Clocks Reserves		$163.58	$163.58
3520 - Irrigation J Pumps Reserves		$3,519.45	$3,519.45
3522 - Irrigation Pipes/Wiring Reserves		$38,807.31	$38,807.31
3524 - Tennis Court Reserves		$7,819.71	$7,819.71
3526 - Shuffleboard Reserves		$2,655.00	$2,655.00
3528 - Catastrophic Event Reserves		$35,000.01	$35,000.01
3530 - Street/Parking Lot Reserves		$15,247.03	$15,247.03
3532 - Kitchen/Office/Interior Paint Reserves		$6,935.65	$6,935.65
3534 - Clubhouse Roof Reserves		$17,231.52	$17,231.52
3536 - Clubhouse Furniture/Carpet Reserves		$4,526.83	$4,526.83
3538 - Clubhouse HVAC Reserves		$12,401.02	$12,401.02
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		$4,496.86	$4,496.86
3546 - Pool Furniture/Equip. Reserves		$8,415.88	$8,415.88
3548 - Pool Heater/Mixing Tank/Equip Reserves		$4,418.70	$4,418.70
3549 - Awnings Reserves		$413.49	$413.49
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		$20,995.30	$20,995.30
3599 - Reserve Interest		$38,620.10	$38,620.10
Total Reserve Fund		**$364,996.68**	**$364,996.68**
Equity			
3990 - Operating Fund Balance	$95,835.56		$95,835.56
3995 - Prior Period Adjustment	($6,732.59)		($6,732.59)
3999 - Net Income	($813.80)		($813.80)
Total Equity	**$88,289.17**		**$88,289.17**
Total Liabilities / Equity	**$109,578.05**	**$364,996.68**	**$474,574.73**

The Patio Homes of Chestnut Creek Owners Association, Inc.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

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

Operating Income

Income	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5010 - Maintenance Fees	24,386.08	24,687.67	(301.59)	170,726.60	172,813.69	(2,087.09)	296,252.00
5011 - Reserve Assessments	2,163.92	2,163.92	-	15,148.04	15,147.44	.60	25,967.00
5025 - Late Fees	419.61	-	419.61	821.21	-	821.21	-
5030 - NOLA Collection Fee	90.00	-	90.00	90.00	-	90.00	-
5050 - Bank Interest	.35	-	.35	2.48	-	2.48	-
5052 - Reserve Interest	(646.66)	1,819.08	(2,465.74)	2,594.03	12,733.56	(10,139.53)	21,829.00
5075 - NSF Return	-	-	-	33.00	-	33.00	-
Total Income	**26,413.30**	**28,670.67**	**(2,257.37)**	**189,415.36**	**200,694.69**	**(11,279.33)**	**344,048.00**
Total Income	**26,413.30**	**28,670.67**	**(2,257.37)**	**189,415.36**	**200,694.69**	**(11,279.33)**	**344,048.00**

Operating Expense

Administrative	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7110 - Professional Services/Legal & Accounting	(800.00)	291.67	1,091.67	(450.00)	2,041.69	2,491.69	3,500.00
7115 - Insurance	1,459.07	750.00	(709.07)	11,087.07	5,250.00	(5,837.07)	9,000.00
7120 - Income Tax	-	83.33	83.33	11,585.00	583.31	(11,001.69)	1,000.00
7125 - Management Fee	1,500.00	992.42	(507.58)	8,890.50	6,946.94	(1,943.56)	11,909.00
7130 - Annual Report	-	5.17	5.17	247.50	36.19	(211.31)	62.00
7135 - Pool License	-	16.67	16.67	200.35	116.69	(83.66)	200.00
7179 - Website/Newsletter	-	158.33	158.33	-	1,108.31	1,108.31	1,900.00
7190 - Administrative Expense	35.13	291.67	256.54	4,383.34	2,041.69	(2,341.65)	3,500.00
Total Administrative	**2,194.20**	**2,589.26**	**395.06**	**35,943.76**	**18,124.82**	**(17,818.94)**	**31,071.00**

Grounds	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7210 - Grounds Contract	10,344.50	10,583.33	238.83	71,809.00	74,083.31	2,274.31	127,000.00
7211 - Grounds Maintenance & Supplies	-	2,125.00	2,125.00	4,421.48	14,875.00	10,453.52	25,500.00
7212 - Irrigation Contract	1,900.00	1,900.00	-	13,300.00	13,300.00	-	22,800.00
7214 - Irrigation Maintenance	857.18	2,375.00	1,517.82	4,602.91	16,625.00	12,022.09	28,500.00
7216 - Special Projects/Contingency	-	2,201.00	2,201.00	-	15,407.00	15,407.00	26,412.00
7218 - Tennis Court / Basketball Court Maint.	-	-	-	13,000.00	-	(13,000.00)	-
Total Grounds	**13,101.68**	**19,184.33**	**6,082.65**	**107,133.39**	**134,290.31**	**27,156.92**	**230,212.00**

Pool & Recreation	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7310 - Pool Contract	710.00	845.00	135.00	5,495.00	5,915.00	420.00	10,140.00
7312 - Pool Repairs	15.00	470.00	455.00	3,632.82	3,290.00	(342.82)	5,640.00
Total Pool & Recreation	**725.00**	**1,315.00**	**590.00**	**9,127.82**	**9,205.00**	**77.18**	**15,780.00**

Repairs & Maintenance	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7410 - General Maintenance	397.61	1,583.33	1,185.72	8,760.56	11,083.31	2,322.75	19,000.00
7412 - Pest Control	86.00	83.33	(2.67)	370.00	583.31	213.31	1,000.00
7420 - Clubhouse Cleaning Contract	358.31	351.50	(6.81)	2,508.17	2,460.50	(47.67)	4,218.00
Total Repairs & Maintenance	**841.92**	**2,018.16**	**1,176.24**	**11,638.73**	**14,127.12**	**2,488.39**	**24,218.00**

The Patio Homes of Chestnut Creek Owners Association, Inc.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Utilities							
7510 - Water/Sewer	98.83	300.00	201.17	1,701.01	2,100.00	398.99	3,600.00
7515 - Electric	485.71	1,000.00	514.29	6,272.88	7,000.00	727.12	12,000.00
7525 - Telephone	92.45	100.00	7.55	670.22	700.00	29.78	1,200.00
Total Utilities	**676.99**	**1,400.00**	**723.01**	**8,644.11**	**9,800.00**	**1,155.89**	**16,800.00**
Other							
9010 - Transfer to Reserves	2,163.92	2,163.92	-	15,147.32	15,147.40	.08	25,967.00
9012 - Reserve Interest	(646.66)	-	646.66	2,594.03	-	(2,594.03)	-
Total Other	**1,517.26**	**2,163.92**	**646.66**	**17,741.35**	**15,147.40**	**(2,593.95)**	**25,967.00**
Total Expense	**19,057.05**	**28,670.67**	**9,613.62**	**190,229.16**	**200,694.65**	**10,465.49**	**344,048.00**
Operating Net Total	**7,356.25**	**-**	**7,356.25**	**(813.80)**	**.04**	**(813.84)**	**-**
Net Total	**7,356.25**	**-**	**7,356.25**	**(813.80)**	**.04**	**(813.84)**	**-**

THE PATIO HOMES OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

Reserve Balances

July 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	42.07	-	-	-	4,497.81
3514 Irrigation Valves	64,229.81	319.67	-	-	-	64,549.48
3516 Irrigation Pumps	23,424.24	109.42	-	(21,492.90)	-	2,040.76
3518 Irrigation Clocks	142.37	21.21	-	-	-	163.58
3520 Irrigation J Pumps	3,495.09	24.35	-	-	-	3,519.44
3522 Irrigation Pipes/Wiring	38,550.64	256.67	-	-	-	38,807.31
3524 Tennis Court	3,569.16	4,250.56	-	-	-	7,819.72
3526 Shuffleboard Courts	2,200.00	455.00	-	-	-	2,655.00
3528 Catastrophic Event	35,000.01	-	-	-		35,000.01
3530 Street/Parking Lot	14,954.01	293.02	-	-	-	15,247.03
3532 Kitchen/Office/Interior Paint	6,814.89	120.76	-	-	-	6,935.65
3534 Clubhouse Roof	16,352.41	879.10	-	-	-	17,231.51
3536 Clubhouse Furniture/Carpet	3,273.29	1,253.53	-	-	-	4,526.82
3538 Clubhouse HVAC	11,710.20	690.82	-	-	-	12,401.02
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	424.98	-	-	-	4,496.86
3546 Pool Furniture/Equipment	8,169.90	245.98		-	-	8,415.88
3548 Pool Heater/Mixing Tank/Equip.	1,132.68	3,286.03	-	-	-	4,418.71
3549 Awnings	-	413.50	-	-	-	413.50
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	2,060.75	-	-	-	20,995.31
3599 Reserve Interest	22,239.70	-	13,984.80	-	2,395.60	38,620.10
Total Reserves	**$ 354,961.76**	**15,147.42**	**13,984.80**	**(21,492.90)**	**2,395.60**	**364,996.68**

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