THE PATIO HOMES OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

FINANCIAL REPORTS

August 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 8/31/2026

Assets	Operating	Reserve	Total
Assets			
1010 - Truist OP 2186	$85,714.99		$85,714.99
1012 - SouthState Bank OP 2466	$1,701.25		$1,701.25
1020 - Truist RES 2194		$10,642.44	$10,642.44
1021 - Charles Schwab RES 1916		$356,821.01	$356,821.01
1100 - Accounts Receivable	$21,898.63		$21,898.63
1130 - Prepaid Insurance	$3,215.52		$3,215.52
Total Assets	**$112,530.39**	**$367,463.45**	**$479,993.84**
Total Assets	**$112,530.39**	**$367,463.45**	**$479,993.84**

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
3010 - Accounts Payable	$2,988.95		$2,988.95
3035 - Prepaid Assessments	$15,677.06		$15,677.06
Total Liabilities	**$18,666.01**		**$18,666.01**
Reserve Fund			
3510 - Professional Service Reserves		$6,999.99	$6,999.99
3512 - Irrigation/Pump House Equip Reserves		$4,503.82	$4,503.82
3514 - Irrigation Valves Reserves		$64,595.16	$64,595.16
3516 - Irrigation Pumps Reserves		$2,056.39	$2,056.39
3518 - Irrigation Clocks Reserves		$166.61	$166.61
3520 - Irrigation J Pumps Reserves		$3,522.93	$3,522.93
3522 - Irrigation Pipes/Wiring Reserves		$38,843.98	$38,843.98
3524 - Tennis Court Reserves		$8,426.93	$8,426.93
3526 - Shuffleboard Reserves		$2,720.00	$2,720.00
3528 - Catastrophic Event Reserves		$35,000.01	$35,000.01
3530 - Street/Parking Lot Reserves		$15,288.89	$15,288.89
3532 - Kitchen/Office/Interior Paint Reserves		$6,952.90	$6,952.90
3534 - Clubhouse Roof Reserves		$17,357.11	$17,357.11
3536 - Clubhouse Furniture/Carpet Reserves		$4,705.91	$4,705.91
3538 - Clubhouse HVAC Reserves		$12,499.71	$12,499.71
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		$4,557.57	$4,557.57
3546 - Pool Furniture/Equip. Reserves		$8,451.02	$8,451.02
3548 - Pool Heater/Mixing Tank/Equip Reserves		$4,888.13	$4,888.13

3549 - Awnings Reserves		$472.56	$472.56
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		$21,289.69	$21,289.69
3599 - Reserve Interest		$38,922.95	$38,922.95
Total Reserve Fund		**$367,463.45**	**$367,463.45**
Equity			
3990 - Operating Fund Balance	$95,835.56		$95,835.56
3995 - Prior Period Adjustment	($6,732.59)		($6,732.59)
3999 - Net Income	$4,761.41		$4,761.41
Total Equity	**$93,864.38**		**$93,864.38**
Total Liabilities / Equity	**$112,530.39**	**$367,463.45**	**$479,993.84**

The Patio Homes of Chestnut Creek Owners Association, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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)	195,112.68	197,501.36	(2,388.68)	296,252.00
5011 - Reserve Assessments	2,163.92	2,163.92	-	17,311.96	17,311.36	.60	25,967.00
5025 - Late Fees	131.41	-	131.41	952.62	-	952.62	-
5030 - NOLA Collection Fee	-	-	-	90.00	-	90.00	-
5050 - Bank Interest	.59	-	.59	3.07	-	3.07	-
5052 - Reserve Interest	302.85	1,819.08	(1,516.23)	2,896.88	14,552.64	(11,655.76)	21,829.00
5075 - NSF Return	-	-	-	33.00	-	33.00	-
Total Income	**26,984.85**	**28,670.67**	**(1,685.82)**	**216,400.21**	**229,365.36**	**(12,965.15)**	**344,048.00**
Total Income	**26,984.85**	**28,670.67**	**(1,685.82)**	**216,400.21**	**229,365.36**	**(12,965.15)**	**344,048.00**
Operating Expense							
Administrative							
7110 - Professional Services/Legal & Accounting	-	291.67	291.67	(450.00)	2,333.36	2,783.36	3,500.00
7115 - Insurance	1,459.07	750.00	(709.07)	12,546.14	6,000.00	(6,546.14)	9,000.00
7120 - Income Tax	-	83.33	83.33	11,585.00	666.64	(10,918.36)	1,000.00
7125 - Management Fee	1,500.00	992.42	(507.58)	10,390.50	7,939.36	(2,451.14)	11,909.00
7130 - Annual Report	-	5.17	5.17	247.50	41.36	(206.14)	62.00
7135 - Pool License	-	16.67	16.67	200.35	133.36	(66.99)	200.00
7179 - Website/Newsletter	-	158.33	158.33	-	1,266.64	1,266.64	1,900.00
7190 - Administrative Expense	37.82	291.67	253.85	4,421.16	2,333.36	(2,087.80)	3,500.00
Total Administrative	**2,996.89**	**2,589.26**	**(407.63)**	**38,940.65**	**20,714.08**	**(18,226.57)**	**31,071.00**
Grounds							
7210 - Grounds Contract	10,344.50	10,583.33	238.83	82,153.50	84,666.64	2,513.14	127,000.00
7211 - Grounds Maintenance & Supplies	-	2,125.00	2,125.00	4,421.48	17,000.00	12,578.52	25,500.00
7212 - Irrigation Contract	1,900.00	1,900.00	-	15,200.00	15,200.00	-	22,800.00
7214 - Irrigation Maintenance	1,422.97	2,375.00	952.03	6,025.88	19,000.00	12,974.12	28,500.00
7216 - Special Projects/Contingency	-	2,201.00	2,201.00	-	17,608.00	17,608.00	26,412.00
7218 - Tennis Court / Basketball Court Maint.	-	-	-	13,000.00	-	(13,000.00)	-
Total Grounds	**13,667.47**	**19,184.33**	**5,516.86**	**120,800.86**	**153,474.64**	**32,673.78**	**230,212.00**
Pool & Recreation							
7310 - Pool Contract	710.00	845.00	135.00	6,205.00	6,760.00	555.00	10,140.00
7312 - Pool Repairs	309.20	470.00	160.80	3,942.02	3,760.00	(182.02)	5,640.00
Total Pool & Recreation	**1,019.20**	**1,315.00**	**295.80**	**10,147.02**	**10,520.00**	**372.98**	**15,780.00**
Repairs & Maintenance							
7410 - General Maintenance	170.00	1,583.33	1,413.33	8,930.56	12,666.64	3,736.08	19,000.00
7412 - Pest Control	-	83.33	83.33	370.00	666.64	296.64	1,000.00
7420 - Clubhouse Cleaning Contract	358.31	351.50	(6.81)	2,866.48	2,812.00	(54.48)	4,218.00
Total Repairs & Maintenance	**528.31**	**2,018.16**	**1,489.85**	**12,167.04**	**16,145.28**	**3,978.24**	**24,218.00**

The Patio Homes of Chestnut Creek Owners Association, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

Operating Expense

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Utilities							
7510 - Water/Sewer	87.39	300.00	212.61	1,788.40	2,400.00	611.60	3,600.00
7515 - Electric	550.76	1,000.00	449.24	6,823.64	8,000.00	1,176.36	12,000.00
7525 - Telephone	92.85	100.00	7.15	763.07	800.00	36.93	1,200.00
Total Utilities	**731.00**	**1,400.00**	**669.00**	**9,375.11**	**11,200.00**	**1,824.89**	**16,800.00**
Other							
9010 - Transfer to Reserves	2,163.92	2,163.92	-	17,311.24	17,311.32	.08	25,967.00
9012 - Reserve Interest	302.85	-	(302.85)	2,896.88	-	(2,896.88)	-
Total Other	**2,466.77**	**2,163.92**	**(302.85)**	**20,208.12**	**17,311.32**	**(2,896.80)**	**25,967.00**
Total Expense	**21,409.64**	**28,670.67**	**7,261.03**	**211,638.80**	**229,365.32**	**17,726.52**	**344,048.00**
Operating Net Total	**5,575.21**	**-**	**5,575.21**	**4,761.41**	**.04**	**4,761.37**	**-**
Net Total	**5,575.21**	**-**	**5,575.21**	**4,761.41**	**.04**	**4,761.37**	**-**

THE PATIO HOMES OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.
Reserve Balances
August 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	48.08	-	-	-	4,503.82
3514 Irrigation Valves	64,229.81	365.35	-	-	-	64,595.16
3516 Irrigation Pumps	23,424.24	125.05	-	(21,492.90)	-	2,056.39
3518 Irrigation Clocks	142.37	24.24	-	-	-	166.61
3520 Irrigation J Pumps	3,495.09	27.84	-	-	-	3,522.93
3522 Irrigation Pipes/Wiring	38,550.64	293.34	-	-	-	38,843.98
3524 Tennis Court	3,569.16	4,857.77	-	-	-	8,426.93
3526 Shuffleboard Courts	2,200.00	520.00	-	-	-	2,720.00
3528 Catastrophic Event	35,000.01	-	-	-		35,000.01
3530 Street/Parking Lot	14,954.01	334.88	-	-	-	15,288.89
3532 Kitchen/Office/Interior Paint	6,814.89	138.01	-	-	-	6,952.90
3534 Clubhouse Roof	16,352.41	1,004.70	-	-	-	17,357.11
3536 Clubhouse Furniture/Carpet	3,273.29	1,432.62	-	-	-	4,705.91
3538 Clubhouse HVAC	11,710.20	789.51	-	-	-	12,499.71
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	485.69	-	-	-	4,557.57
3546 Pool Furniture/Equipment	8,169.90	281.12		-	-	8,451.02
3548 Pool Heater/Mixing Tank/Equip.	1,132.68	3,755.45	-	-	-	4,888.13
3549 Awnings	-	472.56	-	-	-	472.56
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	2,355.14	-	-	-	21,289.70
3599 Reserve Interest	22,239.70	-	13,984.80	-	2,698.45	38,922.95
Total Reserves	**$ 354,961.76**	**17,311.34**	**13,984.80**	**(21,492.90)**	**2,698.45**	**367,463.45**

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