

**THE VILLAS OF CHESTNUT CREEK
OWNERS ASSOCIATION, INC.
FINANCIAL REPORTS
November 30, 2024**

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BALANCE SHEET

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Villas at Chestnut Creek Owners Association, Inc.

Balance Sheet as of 11/30/2024

Assets	Operating	Reserve	Total
Assets			
1011 - Centennial OP 6266	\$5,725.62		\$5,725.62
1012 - Truist OP 8130	\$5,637.53		\$5,637.53
1019 - Due to/from Operating	\$1,311.00		\$1,311.00
1021 - Centennial RSVMMMA 7040		\$32,258.20	\$32,258.20
1022 - Achieva CD5650 12/24/24 5.128%		\$212,576.74	\$212,576.74
1023 - Achieva CD5651 12/24/24 5.128%		\$41,516.56	\$41,516.56
1024 - Achieva Savings0849		\$1.00	\$1.00
1028 - Synovus RSVMM2372		\$1,088.00	\$1,088.00
1029 - Synovus CD9812 4/20/25 3.870%		\$89,944.85	\$89,944.85
1030 - Truist RES 8149		\$54,479.95	\$54,479.95
1031 - Synovus CD1895 5/03/25 4.158%		\$57,807.30	\$57,807.30
1040 - Due To / From Reserves		(\$1,311.00)	(\$1,311.00)
1100 - Assessments Receivable	\$9,921.60		\$9,921.60
1120 - Allowance for Bad Debt	(\$2,000.00)		(\$2,000.00)
1130 - Prepaid Insurance	\$9,233.57		\$9,233.57
Total Assets	\$29,829.32	\$488,361.60	\$518,190.92
Total Assets	\$29,829.32	\$488,361.60	\$518,190.92

Villas at Chestnut Creek Owners Association, Inc.

Balance Sheet as of 11/30/2024

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
3000 - Prepaid Owner Assessments	\$8,064.85		\$8,064.85
3010 - Accounts Payable	\$2,445.83		\$2,445.83
3020 - Accrued Expenses	\$5,152.78		\$5,152.78
3510 - Bocce Courts Reserve		\$6,284.36	\$6,284.36
3515 - Capital Reserve		\$88,174.84	\$88,174.84
3520 - Catastrophic/Disaster Reserve		\$125,000.00	\$125,000.00
3525 - Irrigation Reserve		\$67,484.28	\$67,484.28
3530 - Pavillion (2) Reserve		\$23,794.28	\$23,794.28
3535 - Pool Reserve		\$51,343.93	\$51,343.93
3540 - Pool Heater Reserve		\$30,291.42	\$30,291.42
3545 - Public Restroom Bldg. Reserve		\$26,843.67	\$26,843.67
3550 - Shuffleboard Court Reserve		\$10,000.00	\$10,000.00
3555 - Tennis Court Reserve		\$32,000.02	\$32,000.02
3590 - Reserves Interest-Current		\$27,144.80	\$27,144.80
Total Liabilities	\$15,663.46	\$488,361.60	\$504,025.06
Equity			
3910 - Unrestricted Net Assets	\$6,370.49		\$6,370.49
3999 - Net Income	\$7,795.37		\$7,795.37
Total Equity	\$14,165.86		\$14,165.86
Total Liabilities / Equity	\$29,829.32	\$488,361.60	\$518,190.92

Villas at Chestnut Creek Owners Association, Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Assessment Fees	13,111.83	13,111.83	-	144,230.17	144,230.17	-	157,342.00
5011 - Cable TV Income	6,195.17	6,195.17	-	68,146.83	68,146.83	-	74,342.00
5015 - Reserve Fees	1,933.00	1,933.00	-	21,263.00	21,263.00	-	23,196.00
5020 - Operating Interest	2.68	-	2.68	38.48	-	38.48	-
5025 - Reserves Interest	2,024.89	1,666.67	358.22	18,338.69	18,333.33	5.36	20,000.00
5030 - Late Fees	53.15	16.67	36.48	1,762.99	183.33	1,579.66	200.00
5035 - Application Fees	-	41.67	(41.67)	-	458.33	(458.33)	500.00
5040 - Miscellaneous Income	-	83.33	(83.33)	-	916.67	(916.67)	1,000.00
5045 - Violation Fines	-	-	-	8,100.00	-	8,100.00	-
Total Income	23,320.72	23,048.34	272.38	261,880.16	253,531.66	8,348.50	276,580.00
Total Income	23,320.72	23,048.34	272.38	261,880.16	253,531.66	8,348.50	276,580.00

Operating Expense

Administrative

7115 - Bank Service Charges	8.95	1.67	(7.28)	78.55	18.33	(60.22)	20.00
7120 - Dues/Licenses/Permits	-	23.92	23.92	347.85	263.08	(84.77)	287.00
7125 - Federal Income Tax	-	83.33	83.33	2,640.00	916.67	(1,723.33)	1,000.00
7130 - Insurance	850.98	763.17	(87.81)	8,468.95	8,394.83	(74.12)	9,158.00
7135 - Management Fees	1,369.00	1,369.00	-	15,059.00	15,059.00	-	16,428.00
7140 - Off Svc/Sup/Misc/Postage/Print	247.24	208.33	(38.91)	1,188.55	2,291.67	1,103.12	2,500.00
7145 - Prof. Fees - Audit & Tax Prep	-	22.92	22.92	300.00	252.08	(47.92)	275.00
7150 - Prof. Fees - Legal	-	125.00	125.00	2,380.00	1,375.00	(1,005.00)	1,500.00
Total Administrative	2,476.17	2,597.34	121.17	30,462.90	28,570.66	(1,892.24)	31,168.00

Grounds

7210 - Irrigation Maint/Svc/Repairs	477.81	2,250.00	1,772.19	14,552.33	24,750.00	10,197.67	27,000.00
7215 - Landscape Chemicals	-	2,500.00	2,500.00	20,375.00	27,500.00	7,125.00	30,000.00
7220 - Landscape Contract	4,333.33	4,333.33	-	47,666.63	47,666.67	.04	52,000.00
7225 - Landscape Svc/Replacement/Other	-	333.33	333.33	9,704.11	3,666.67	(6,037.44)	4,000.00
Total Grounds	4,811.14	9,416.66	4,605.52	92,298.07	103,583.34	11,285.27	113,000.00

Repairs & Maintenance

7310 - General Maintenance	123.33	206.67	83.34	1,034.16	2,273.33	1,239.17	2,480.00
Total Repairs & Maintenance	123.33	206.67	83.34	1,034.16	2,273.33	1,239.17	2,480.00

Pool & Recreation

7410 - Bocce Courts	-	83.33	83.33	-	916.67	916.67	1,000.00
7415 - Bathhouse Cleaning	100.00	83.33	(16.67)	500.00	916.67	416.67	1,000.00
7420 - Pool Maint. Contract	375.00	600.00	225.00	5,135.00	6,600.00	1,465.00	7,200.00
7425 - Pool/Deck - Repairs/Svc	-	83.33	83.33	548.03	916.67	368.64	1,000.00
Total Pool & Recreation	475.00	849.99	374.99	6,183.03	9,350.01	3,166.98	10,200.00

Villas at Chestnut Creek Owners Association, Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Utilities							
7510 - Cable TV	6,833.55	6,195.17	(638.38)	71,918.22	68,146.83	(3,771.39)	74,342.00
7515 - Electric Usage	627.71	907.83	280.12	10,329.92	9,986.17	(343.75)	10,894.00
7520 - Water/Sewer	383.79	108.33	(275.46)	2,256.80	1,191.67	(1,065.13)	1,300.00
Total Utilities	7,845.05	7,211.33	(633.72)	84,504.94	79,324.67	(5,180.27)	86,536.00
Other							
9910 - Transfer to Reserves	1,933.00	1,933.00	-	21,263.00	21,263.00	-	23,196.00
9915 - Transfer to Reserves - Interest	2,024.89	833.33	(1,191.56)	18,338.69	9,166.67	(9,172.02)	10,000.00
Total Other	3,957.89	2,766.33	(1,191.56)	39,601.69	30,429.67	(9,172.02)	33,196.00
Total Expense	19,688.58	23,048.32	3,359.74	254,084.79	253,531.68	(553.11)	276,580.00
Operating Net Total	3,632.14	.02	3,632.12	7,795.37	(.02)	7,795.39	-
Net Total	3,632.14	.02	3,632.12	7,795.37	(.02)	7,795.39	-

Villas of Chestnut Creek Association, Inc.
Reserve Computation/Schedule
November 30, 2024

Reserves	Estimated Life in Years	Estimated Remaining Useful Life in Years	Estimated Replacement Cost	1/1/2024 Beginning Balance	Year to date contribution	Year to date Allocations	Year to date expenses	Current Balance	Balance to Collect
3510 - Bocce Courts	10	6	\$ 14,400.00	\$ 4,821.36	\$ 1,463.00	\$ -	\$ -	\$ 6,284.36	\$ 8,115.64
3515 - Capital Reserve				\$ 88,174.84	\$ -		\$ -	\$ 88,174.84	\$ -
3520 - Catastrophic/Disaster				\$ 125,000.00	\$ -	\$ -	\$ -	\$ 125,000.00	\$ -
3525 - Irrigation	30	24	\$340,000.00	\$ 56,836.28	\$ 10,648.00	\$ -	\$ -	\$ 67,484.28	\$ 272,515.72
3530 - Pavillion	12	4	\$29,000.00	\$ 22,243.28	\$ 1,551.00	\$ -	\$ -	\$ 23,794.28	\$ 5,205.72
3535 - Pool	20	1	\$57,400.00	\$ 54,557.33	\$ 2,607.00	\$ -	\$ 5,820.40	\$ 51,343.93	\$ -
3540 - Pool Heater	12	2	\$42,500.00	\$ 34,208.43	\$ 3,795.00		\$ 7,712.01	\$ 30,291.42	\$ 12,208.58
3545 - Public Restroom Bldg	20	11	\$40,000.00	\$ 25,644.67	\$ 1,199.00	\$ -	\$ -	\$ 26,843.67	\$ 13,156.33
3550 - Shuffleboard Court	5	1	\$10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -
3555 - Tennis Court	10	1	\$32,000.00	\$ 32,000.02	\$ -	\$ -	\$ -	\$ 32,000.02	\$ (0.02)
3590 - Reserves Interest - Current				\$ 8,806.11	\$ -	\$ 18,338.69	\$ -	\$ 27,144.80	\$ -
TOTAL			\$ 565,300.00	\$ 462,292.32	\$ 21,263.00	\$ 18,338.69	\$ 13,532.41	\$ 488,361.60	\$ 311,201.97

EXPENSE NOTES:

3/19/24 Symbiont Service - New compressor on pool	\$ 3,957.15
4/01/24 Aquatech Pools - Pool resurface project 10% deposit	\$ 4,509.40
7/16/24 Symbiont Service-Install new air compressor	\$ 3,754.86
11/21/24 Patio Factory Supercenter-Deposit on new pool furniture	\$ 1,311.00
TOTAL	\$ 13,532.41

ALLOCATION NOTES:

9/19/24 - Reclass Symbiont Service to from Capital Reserve to Pool Heater - \$3754.86

TOTAL