THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC. FINANCIAL REPORTS June 30, 2019

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STATEMENT OF ASSETS, LIABILITIES AND FUND BALANCE

REVENUES AND EXPENSE COMPARISION OF ACTUAL TO BUDGET

Presented by: Sunstate Association Management Group, Inc.

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Villas of Chestnut Creek Owners Association, Inc. Statement of Assets, Liabilities, & Fund Balance As of June 30, 2019

Jun 30, 19
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TIES & EQUITY 455,929.77
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Villas of Chestnut Creek Owners Association, Inc. Statement of Revenue & Expense - Actual vs. Budget

June 2019

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Gross Profit 18,431.14 17,700.00 731.14 110,470.05 108,200.00 4,270.05 212,400.00 Expense Administrative Expenses Bad Debt 63.33 63.33 0.00 416.69 500.02 (83.33) 1,000.00 Bank Service Charges 16.46 221.7 154.54 174.58 200.00 412.70 500.02 (83.33) 1,000.00 Dues/License/Parmits 200.00 416.77 155.33 22.72 243.93 11.27 500.00 Maintrance Frees 1200.00 22.83 (201.87) 302.400 174.79.92 12.200.00 27.83 250.00 27.83 250.00 27.83 250.00 27.83 250.00 27.83 250.00 12.62 250.00 27.83 250.00 12.80.70 14.849.98 980.72 28.30.00 Grounds Expenses 745.83 625.00 12.08.01 30.750.00 57.700.00 17.42.02 34.749.98 17.400.00 1.400.00 Landscape Charitat 980.00 960.00 90	Total Income	18,431.14	17,700.00	731.14	110,470.05	106,200.00	4,270.05	212,400.00
Exponse Annue Annue Abini Dati Band Dati Ba	Total Income	18,431.14	17,700.00	731.14	110,470.05	106,200.00	4,270.05	212,400.00
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Landscape Contract: 3,150.00 3,966.67 (816.67) 18,900.00 23,799.98 (4,899.98) 47,600.00 Total Grounds Expenses 6,045.83 5,791.67 254.16 32,242.23 34,749.98 (2,329.75) 69,500.00 Maintenance Expenses 6,045.83 5,791.67 254.16 32,420.23 34,749.98 (2,329.75) 69,500.00 Maintenance Expenses 0.00 84.17 (84.17) 614.36 504.98 109.38 1,010.00 Other Contingency Fund 0.00 166.67 (166.67) 0.00 999.98 (999.98) 2,000.00 Total Waintenance Expenses 2,057.50 0.00 15,045.00 15,045.00 0.00 3,059.91 0.00 3,059.91 0.00 3,059.00 Transfer to Reserves - Interest 726.34 0.00 728.34 3,059.91 16,044.98 2,050.93 32,090.00 Pool & Recreation Expense 300.00 228.05 16,000 1,250.02 (350.02) 2,500.00 2,500.00 1,500.00 2,250.00 <td< td=""><td>Irrigation Maint/Svc/Repairs</td><td>745.83</td><td></td><td></td><td></td><td></td><td></td><td></td></td<>	Irrigation Maint/Svc/Repairs	745.83						
Landscape Svc/Replacement/Other 1.200.00 250.00 950.00 3.322.95 1.500.00 1.822.95 3.000.00 Total Grounds Expenses 6.045.83 5.791.67 254.16 32.420.23 34,749.99 (2.329.75) 69,500.00 Maintenance Expenses 0.00 84.17 (84.17) 614.36 504.98 109.38 1.010.00 Other 0.00 84.17 (84.17) 614.36 504.98 109.38 1.010.00 Other 0.00 166.67 (166.67) 0.00 15,045.00 15,045.00 0.00 30,090.00 Transfer to Reserves 1.225.00 2.507.50 2.507.50 16,00 16,044.98 2.050.93 32,090.00 Pool & Recreation Expense 3.050.01 1.250.02 (350.02) 2.500.00 1,504.00 1,260.22 2.500.00 30,090.00 3.050.02 2.500.00 30,090.00 3.050.02 2.500.00 30,090.00 3.050.02 2.500.00 3.050.02 2.500.00 3.050.02 2.500.00 3.050.02 2.500.00 3.0								
Total Grounds Expenses 6.045.83 5.791.67 254.16 32.420.23 34.749.98 (2.329.75) 69,500.00 Maintenance Expenses General Maintenance 0.00 84.17 (84.17) 614.36 504.98 109.38 1.010.00 Total Maintenance Expenses 0.00 84.17 (84.17) 614.36 504.98 109.38 1.010.00 Other 0.00 166.67 (166.67) 0.00 15,045.00 0.00 30,090.00 Transfer to Reserves - Interest 726.34 0.00 726.34 3,050.91 0.00 3,050.91 0.00 Total Other 3,233.84 2,674.17 559.67 18,095.91 16,044.98 2,050.93 32,090.00 Pool & Recreation Expense Bathhouse Cleaning 300.00 206.33 91.67 900.00 1,250.02 (350.02) 2,500.00 Pool & Recreation Expense 33.33 (47.07) 5,517.66 3,500.02 2,017.64 7,000.00 Bathhouse Cleaning 300.00 2,269.33 322,990.00 1,860.02 2								
Maintenance Expenses General Maintenance 0.00 84.17 (84.17) 614.36 504.98 109.38 1.010.00 Total Maintenance 0.00 84.17 (84.17) 614.36 504.98 109.38 1.010.00 Other Contingency Fund 0.00 166.67 (166.67) 0.00 999.98 (999.98) 2.000.00 Transfer to Reserves 2.507.50 2.507.50 0.00 15.045.00 0.00 30.090.00 Total Other 3.233.84 2.674.17 559.67 18.095.91 16.044.98 2.050.93 32.090.00 Pool & Recreation Expense Bathwayse Cleaning 300.00 208.33 91.67 900.00 1.250.02 (350.02) 2.500.00 Pool & Recreation Expense 325.00 375.00 (50.00) 1.950.00 2.250.02 2.000.00 4.500.00 Pool Maint. Contract 325.02 583.33 (47.07) 5.517.86 3.500.02 2.017.64 7.000.00 Utilities Cable TV 4.694.95 4.583.33 111.62 <td< td=""><td>Landscape Svc/Replacement/Other</td><td>1,200.00</td><td></td><td></td><td></td><td></td><td></td><td></td></td<>	Landscape Svc/Replacement/Other	1,200.00						
General Maintenance 0.00 84.17 (84.17) 614.36 504.98 109.38 1.010.00 Total Maintenance Expenses 0.00 84.17 (84.17) 614.36 504.98 109.38 1.010.00 Other Contingency Fund 0.00 166.67 (166.67) 0.00 999.98 (999.98) 2.000.00 Transfer to Reserves 2.507.50 2.507.50 0.00 15.045.00 0.00 30.090.00 Transfer to Reserves - Interest 726.34 0.00 726.34 3,050.91 0.00 30.050.91 0.00 Total Other 3,233.84 2,674.17 559.67 18,095.91 16,044.98 2,050.93 32,090.00 Pool & Recreation Expense Bathhouse Cleaning 300.00 225.00 350.02 2,017.64 7,000.00 1,550.02 (350.02) 2,500.00 1,000.00 4,500.00 1,020.36 1,000.00 4,500.00 1,020.36 1,000.00 1,020.36 1,000.00 1,020.36 1,000.00 1,020.36 1,000.00 1,000.00 1,02	•	6,045.83	5,791.67	254.16	32,420.23	34,749.98	(2,329.75)	69,500.00
Other Contingency Fund 0.00 166.67 (166.67) 0.00 999.98 (999.98) (2,000.00 Transfer to Reserves - Interest 2,507.50 2,507.50 0.00 15,045.00 15,045.00 0.00 30,090.00 Transfer to Reserves - Interest 3,233.84 2,674.17 559.67 18,095.91 16,044.98 2,050.93 32,090.00 Pool & Recreation Expense Bathhouse Cleaning 300.00 208.33 91.67 900.00 1,250.02 (350.02) 2,500.00 Pool Maint Contract 325.00 375.00 (50.00) 1,950.00 2,250.00 (300.00) 4,500.00 Pool Maint Contract 325.00 375.00 (50.00) 1,950.00 2,250.00 (300.00) 4,500.00 Total Pool & Recreation Expense 1,161.26 1,249.99 (88.73) 8,522.42 7,500.06 1,022.36 15,000.00 Utilities Cable TV 4,694.95 4,583.33 111.62 27,878.69 27,500.02 378.67 55,000.00 Water/Sewer 57.79		0.00	84.17	(84.17)	614.36	504.98	109.38	1,010.00
Contingency Fund0.00166.67(166.67)0.00999.98(999.98)(2000.00Transfer to Reserves2,507.502,507.500.0015,045.0015,045.000.0030,090.00Transfer to Reserves - Interest726.340.00726.343,050.910.003,050.910.00Total Other3,233.842,674.17559.6718,095.9116,044.982,050.9332,090.00Pool & Recreation ExpenseBathhouse Cleaning300.00208.3391.67900.001,250.02(350.02)2,500.00Pool Maint. Contract325.00375.00(50.00)1,950.002,250.00(300.00)4,500.00Pool/Deck. Repairs/Svc536.26583.33(47.07)5,517.663,500.022,017.647,000.00Shuffle Board -Maint/Repair/Svc0.0083.33(83.33)154.76500.02(345.26)1,000.00UtilitiesCable TV4,694.954,583.33111.6227,878.6927,500.02378.6755,000.00Utilities57.79100.00(42.21)425.05600.00(143.81)9,300.00Water/Sewer57.79100.00(42.21)425.05600.00(174.95)1,200.00Total Utilities5,621.135,458.331162.8032,809.9332,750.0259.9165,500.00Total Utilities5,621.135,458.33162.8032,809.9332,750.0259.9165,500.00Total Expense18,196.3717,700.00 <td< td=""><td>Total Maintenance Expenses</td><td>0.00</td><td>84.17</td><td>(84.17)</td><td>614.36</td><td>504.98</td><td>109.38</td><td>1,010.00</td></td<>	Total Maintenance Expenses	0.00	84.17	(84.17)	614.36	504.98	109.38	1,010.00
Transfer to Reserves 2,507.50 2,507.50 2,507.50 2,507.50 2,507.50 15,045.00 15,045.00 3,050.91 0.00 30,090.00 30,090.00 Transfer to Reserves - Interest 3,233.84 2,674.17 559.67 18,095.91 0.00 3,050.91 0.00 30,090.00 0.00 Pool & Recreation Expense Batthouse Cleaning 300.00 208.33 91.67 900.00 1,250.02 (350.02) 2,500.00 2,500.00 4,600.00 4,650.00 2,500.00 2,600.00 4,600.00 4,650.00 2,500.00 4,600.00 4,650.00 2,500.00 2,500.00 2,500.00 4,600.00 4,650.00 2,500.00 2,500.00 2,500.00 4,600.00 4,650.00 2,600.00 4,650.00 2,600.00 4,650.00 2,600.00 4,652.66 1,600.00 15,47.66 3,500.02 2,017.64 7,000.00 5,617.66 3,500.02 2,017.64 7,000.00 15,000.00 1,022.36 15,000.00 1,022.36 15,000.00 1,022.36 15,000.00 1,022.36 15,000.00	Other							
Transfer to Reserves - Interest 726.34 0.00 726.34 3,050.91 0.00 3,050.91 0.00 Total Other 3,233.84 2,674.17 559.67 18,095.91 16,044.98 2,050.93 32,090.00 Pool & Recreation Expense Bathhouse Cleaning 300.00 28.33 91.67 900.00 1,250.02 (350.02) 2,500.00 Pool Maint. Contract 325.00 375.00 (50.00) 1,950.00 2,250.00 (300.00) 4,500.00 Pool/Deck - Repairs/Svc 536.26 583.33 (47.07) 5,517.66 3,500.02 2,017.64 7,000.00 Shuffle Board - Maint/Repair/Svc 0.00 83.33 (83.33) 154.76 500.02 (345.26) 1,000.00 Utilities Cable TV 4,694.95 4,583.33 111.62 27,878.69 27,500.02 378.67 55,000.00 Utilities 5,621.13 5,458.33 162.80 32,809.33 32,750.02 378.67 55,000.00 Total Villities 5,621.13 5,458.33 162.80	Contingency Fund	0.00	166.67	(166.67)	0.00	999.98	(999.98)	2,000.00
Total Other 3,233.84 2,674.17 559.67 18,095.91 16,044.98 2,050.93 32,090.00 Pool & Recreation Expense Bathhouse Cleaning 300.00 208.33 91.67 900.00 1,250.02 (350.02) 2,500.00 Pool Maint. Contract 325.00 375.00 (50.00) 1,950.00 2,250.00 (300.00) 4,500.00 Pool Maint. Contract 325.00 375.00 (50.00) 1,950.00 2,250.00 (300.00) 4,500.00 Pool Maint. Contract 325.00 375.00 (50.00) 1,950.00 2,250.00 (300.00) 4,500.00 Pool & Maint/Repair/Svc 0.00 83.33 (47.07) 5,517.66 3,500.02 (345.26) 1,000.00 Total Pool & Recreation Expense 1,161.26 1,249.99 (88.73) 8,522.42 7,500.06 1,022.36 15,000.00 Utilities Cable TV 4,694.95 4,583.33 111.62 27,878.69 27,500.02 378.67 55,000.00 Utilities 5621.13 5,458.33 162.80 <	Transfer to Reserves							
Pool & Recreation Expense Bathhouse Cleaning 300.00 208.33 91.67 900.00 1,250.02 (350.02) 2,500.00 Pool Maint. Contract 325.00 375.00 (50.00) 1,950.00 2,250.00 (300.00) 4,500.00 Pool Maint. Contract 325.00 375.00 (50.00) 1,950.00 2,250.00 (300.00) 4,500.00 Pool Maint. Contract 325.00 375.00 (50.00) 1,950.00 2,250.00 (300.00) 4,500.00 Pool & Recreation Expense 1,161.26 1,249.99 (88.73) 8,522.42 7,500.06 1,022.36 15,000.00 Utilities Cable TV 4,694.95 4,583.33 111.62 27,878.69 27,500.02 378.67 55,000.00 Utilities Cable TV 4,694.95 4,583.33 111.62 27,878.69 27,500.02 378.67 55,000.00 Water/Sewer 57.79 100.00 (42.21) 425.05 600.00 (174.95) 1,200.00 Total Utilities 5,621.13 5,458.33 162.80	Transfer to Reserves - Interest	726.34	0.00	726.34	3,050.91	0.00	3,050.91	0.00
Bathhouse Cleaning 300.00 208.33 91.67 900.00 1,250.02 (350.02) 2,500.00 Pool Maint. Contract 325.00 375.00 (50.00) 1,950.00 2,250.00 (300.00) 4,500.00 Pool/Deck - Repairs/Svc 536.26 583.33 (47.07) 5,517.66 3,500.02 2,017.64 7,000.00 Shuffle Board - Maint/Repair/Svc 0.00 83.33 (83.33) 154.76 500.02 (345.26) 1,000.00 Cable TV 4,694.95 1,249.99 (88.73) 8,522.42 7,500.02 378.67 55,000.00 Utilities Cable TV 4,694.95 4,583.33 111.62 27,878.69 27,500.02 378.67 55,000.00 Water/Sewer 57.79 100.00 (42.21) 425.05 600.00 (174.95) 1,200.00 Total Utilities 5,621.13 5,458.33 162.80 32,809.93 32,750.02 59.91 65,500.00 Total Utilities 5,621.13 5,458.33 162.80 32,809.93 32,750.02	Total Other	3,233.84	2,674.17	559.67	18,095.91	16,044.98	2,050.93	32,090.00
Pool Maint. Contract 325.00 375.00 (50.00) 1,950.00 2,250.00 (300.00) 4,500.00 Pool/Deck - Repairs/Svc 536.26 583.33 (47.07) 5,517.66 3,500.02 2,017.64 7,000.00 Shuffle Board -Maint/Repair/Svc 0.00 83.33 (83.33) 154.76 500.02 (345.26) 1,000.00 Total Pool & Recreation Expense 1,161.26 1,249.99 (88.73) 8,522.42 7,500.06 1,022.36 15,000.00 Utilities Cable TV 4,694.95 4,583.33 111.62 27,878.69 27,500.02 378.67 55,000.00 Water/Sewer 57.79 100.00 (42.21) 425.05 600.00 (143.81) 9,300.00 Total Utilities 5,621.13 5,458.33 162.80 32,809.93 32,750.02 59.91 65,500.00 Total Utilities 5,621.13 5,458.33 162.80 32,809.93 32,750.02 59.91 65,500.00 Total Utilities 5,621.13 5,458.33 162.80 32,809.93				• / -=			(050 00)	0 500 50
Pool/Deck - Repairs/Svc 536.26 583.33 (47.07) 5,517.66 3,500.02 2,017.64 7,000.00 Shuffle Board -Maint/Repair/Svc 0.00 83.33 (83.33) 154.76 500.02 (345.26) 1,000.00 Total Pool & Recreation Expense 1,161.26 1,249.99 (88.73) 8,522.42 7,500.06 1,022.36 15,000.00 Utilities Cable TV 4,694.95 4,583.33 111.62 27,878.69 27,500.02 378.67 55,000.00 Water/Sewer 57.79 100.00 (42.21) 425.05 600.00 (143.81) 9,300.00 Total Utilities 5,621.13 5,458.33 162.80 32,809.93 32,750.02 59.91 65,500.00 Total Utilities 5,621.13 5,458.33 162.80 32,809.93 32,750.02 59.91 65,500.00 Total Utilities 234.77 0.00 234.77 2,376.50 0.00 1,893.55 212,400.00								
Shuffle Board -Maint/Repair/Svc 0.00 83.33 (83.33) 154.76 500.02 (345.26) 1,000.00 Total Pool & Recreation Expense 1,161.26 1,249.99 (88.73) 8,522.42 7,500.06 1,022.36 15,000.00 Utilities Cable TV 4,694.95 4,583.33 111.62 27,878.69 27,500.02 378.67 55,000.00 Electric Usage 868.39 775.00 93.39 4,506.19 4,650.00 (143.81) 9,300.00 Water/Sewer 57.79 100.00 (42.21) 425.05 600.00 (174.95) 1,200.00 Total Utilities 5,621.13 5,458.33 162.80 32,809.93 32,750.02 59.91 65,500.00 Total Utilities 5,621.13 5,458.33 162.80 32,809.93 32,750.02 59.91 65,500.00 Net Ordinary Income 234.77 0.00 234.77 2,376.50 0.00 2,376.50 0.00								
Utilities Cable TV 4,694.95 4,583.33 111.62 27,878.69 27,500.02 378.67 55,000.00 Electric Usage 868.39 775.00 93.39 4,506.19 4,650.00 (143.81) 9,300.00 Water/Sewer 57.79 100.00 (42.21) 425.05 600.00 (174.95) 1,200.00 Total Utilities 5,621.13 5,458.33 162.80 32,809.93 32,750.02 59.91 65,500.00 Total Expense 18,196.37 17,700.00 496.37 108,093.55 106,200.00 1,893.55 212,400.00 Net Ordinary Income 234.77 0.00 234.77 2,376.50 0.00 2,376.50 0.00								
Cable TV 4,694.95 4,583.33 111.62 27,878.69 27,500.02 378.67 55,000.00 Electric Usage 868.39 775.00 93.39 4,506.19 4,650.00 (143.81) 9,300.00 Water/Sewer 57.79 100.00 (42.21) 425.05 600.00 (174.95) 1,200.00 Total Utilities 5,621.13 5,458.33 162.80 32,809.93 32,750.02 59.91 65,500.00 Met Ordinary Income 234.77 0.00 234.77 2,376.50 0.00 2,376.50 0.00 2,376.50 0.00 2,376.50 0.00 2,376.50 0.00 2,376.50 0.00 2,376.50 0.00 2,376.50 0.00 2,376.50 0.00 2,376.50 0.00	Total Pool & Recreation Expense	1,161.26	1,249.99	(88.73)	8,522.42	7,500.06	1,022.36	15,000.00
Electric Usage Water/Sewer 868.39 57.79 775.00 100.00 93.39 (42.21) 4,506.19 425.05 4,650.00 600.00 (143.81) (174.95) 9,300.00 1,200.00 Total Utilities 5,621.13 5,458.33 162.80 32,809.93 32,750.02 59.91 65,500.00 Total Expense 18,196.37 17,700.00 496.37 108,093.55 106,200.00 1,893.55 212,400.00 Net Ordinary Income 234.77 0.00 234.77 2,376.50 0.00 2,376.50 0.00 2,376.50 0.00 2,376.50 0.00								FF 000 00
Water/Sewer 57.79 100.00 (42.21) 425.05 600.00 (174.95) 1,200.00 Total Utilities 5,621.13 5,458.33 162.80 32,809.93 32,750.02 59.91 65,500.00 Total Expense 18,196.37 17,700.00 496.37 108,093.55 106,200.00 1,893.55 212,400.00 Net Ordinary Income 234.77 0.00 234.77 2,376.50 0.00 2,376.50 0.00								
Total Utilities 5,621.13 5,458.33 162.80 32,809.93 32,750.02 59.91 65,500.00 Total Expense 18,196.37 17,700.00 496.37 108,093.55 106,200.00 1,893.55 212,400.00 Net Ordinary Income 234.77 0.00 234.77 2,376.50 0.00 2,376.50 0.00								
Total Expense 18,196.37 17,700.00 496.37 108,093.55 106,200.00 1,893.55 212,400.00 Net Ordinary Income 234.77 0.00 234.77 2,376.50 0.00 2,376.50 0.00								
Net Ordinary Income 234.77 0.00 234.77 2,376.50 0.00 2,376.50 0.00	Total Utilities	5,621.13						
	Total Expense	18,196.37	17,700.00					
Net Income 234.77 0.00 234.77 2,376.50 0.00 2,376.50 0.00	Net Ordinary Income	234.77	0.00	234.77	2,376.50			
	Net Income	234.77	0.00	234.77	2,376.50	0.00	2,376.50	0.00