

Creekside Preserve HOA

Balance Sheet
As of 07/31/18

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence; Operating; 6467	61,857.26			61,857.26
1070	Spirit Account	300.00			300.00
1210	Cadence Rsv MMA; 7523; 0.30%		146,995.53		146,995.53
1220	FL Comm; RSVS; CD; 5100; 2%		92,398.25		92,398.25
1310	Accounts Receivable	14,208.04			14,208.04
1315	Allowance for Bad Debt	(5,910.37)			(5,910.37)
1610	Prepaid Insurance	555.21			555.21
1620	Prepaid Expenses	1,228.31			1,228.31
1800	Utility Deposits	2,798.00			2,798.00
	TOTAL ASSETS	75,036.45	239,393.78	.00	314,430.23
		75,036.45	239,393.78	.00	314,430.23

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	1,491.42			1,491.42
3050	Deferred Revenue	22,166.67			22,166.67
3100	Security Deposits	10,000.00			10,000.00
3310	Prepaid Owner Assessments	8,855.53			8,855.53
	Subtotal Current Liab.	42,513.62	.00	.00	42,513.62

RESERVES:

5050	Basketball Court		4,376.00		4,376.00
5140	Fence		9,160.41		9,160.41
5147	Gate		10,503.66		10,503.66
5175	Well		(1,968.63)		(1,968.63)
5230	Monuments		3,556.97		3,556.97
5320	Paving		146,297.89		146,297.89
5336	Playground		9,392.38		9,392.38
5420	Sealcoating		24,310.25		24,310.25
5450	Storm Water Mains/Basins		25,153.00		25,153.00
5455	Non Statutory Reserves		7,747.50		7,747.50
5490	Reserve Interest-Current		864.35		864.35
	Subtotal Reserves	.00	239,393.78	.00	239,393.78

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Balance Sheet
As of 07/31/18

Account	Description	Operating	Reserves	Other	Totals
EQUITY:					
5510	Retained Earnings	21,093.80			21,093.80
	Current Year Net Income/(Loss)	11,429.03	.00	.00	11,429.03
	Subtotal Equity	32,522.83	.00	.00	32,522.83
	TOTAL LIABILITIES & EQUITY	75,036.45	239,393.78	.00	314,430.23

Creekside Preserve HOA

Reserve Statement As of 07/31/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE	
RESERVES:					
5050	Basketball Court	4,376.00	0.00	0.00	4,376.00
5140	Fence	7,652.16	1,508.25	0.00	9,160.41
5147	Gate	8,940.66	1,563.00	0.00	10,503.66
5175	Well	(3,622.68)	1,654.05	0.00	(1,968.63)
5230	Monuments	3,475.22	81.75	0.00	3,556.97
5320	Paving	130,879.39	15,418.50	0.00	146,297.89
5336	Playground	7,069.63	2,322.75	0.00	9,392.38
5420	Sealcoating	17,414.00	6,896.25	0.00	24,310.25
5450	Storm Water Mains/Basins	10,000.00	15,153.00	0.00	25,153.00
5455	Non Statutory Reserves	0.00	7,747.50	0.00	7,747.50
5490	Reserve Interest-Current	402.40	1,266.75	804.80	864.35
5491	Reserve Interest-Prior Year	492.65	804.80	1,297.45	0.00
	Subtotal Reserves	187,079.43	54,416.60	2,102.25	239,393.78
	TOTAL RESERVES	187,079.43	54,416.60	2,102.25	239,393.78

Creekside Preserve HOA

Income/Expense Statement
 Period: 07/01/18 to 07/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06200	Maintenance Assessments	11,083.89	11,083.33	.56	77,585.01	77,583.31	1.70	133,000.00
06210	Reserve Income	5,716.12	5,716.67	(.55)	40,015.04	40,016.69	(1.65)	68,600.00
06310	Gate Openers/Key Cards	.00	.00	.00	990.00	.00	990.00	.00
06340	Late Fees/Past Due Interest	1,781.47	.00	1,781.47	3,375.91	.00	3,375.91	.00
06580	Application Fees	.00	.00	.00	375.00	.00	375.00	.00
06920	Miscellaneous Income	25.00	.00	25.00	530.00	.00	530.00	.00
	Subtotal Income	18,606.48	16,800.00	1,806.48	122,870.96	117,600.00	5,270.96	201,600.00
EXPENSES								
Administrative								
07005	Bad Debt Expense	83.33	83.33	.00	583.31	583.31	.00	1,000.00
07020	Dues/License/Fees	.00	8.33	8.33	122.50	58.31	(64.19)	100.00
07100	Insurance	555.22	533.33	(21.89)	3,886.54	3,733.31	(153.23)	6,400.00
07140	Professional Fees: Taxes/Audi	.00	83.33	83.33	190.00	583.31	393.31	1,000.00
07150	Professional Fees	(872.91)	325.00	1,197.91	258.30	2,275.00	2,016.70	3,900.00
07200	Management Fees	1,183.34	1,183.33	(.01)	8,283.38	8,283.31	(.07)	14,200.00
07250	Office: Svc/Supplies	1,976.46	416.67	(1,559.79)	7,318.56	2,916.69	(4,401.87)	5,000.00
07260	Office: Postage	16.99	125.00	108.01	1,094.45	875.00	(219.45)	1,500.00
	Administrative	2,942.43	2,758.32	(184.11)	21,737.04	19,308.24	(2,428.80)	33,100.00
Grounds								
07520	Irrigation Repairs	421.00	208.33	(212.67)	2,529.00	1,458.31	(1,070.69)	2,500.00
07550	Aquatic Maintenance	400.00	425.00	25.00	2,800.00	2,975.00	175.00	5,100.00
07600	Landscaping Contract	4,200.00	4,200.00	.00	29,400.00	29,400.00	.00	50,400.00
07610	Landscape Misc	1,094.50	.00	(1,094.50)	2,237.64	.00	(2,237.64)	.00
07650	Landscape Replacement	80.00	1,493.33	1,413.33	480.00	10,453.31	9,973.31	17,920.00
07690	Preserve Maintenance	.00	166.66	166.66	.00	1,166.62	1,166.62	2,000.00
07800	Tree Trimming	.00	250.00	250.00	800.00	1,750.00	950.00	3,000.00
	Grounds	6,195.50	6,743.32	547.82	38,246.64	47,203.24	8,956.60	80,920.00
Maintenance								
08010	General Maintenance/Repairs	.00	283.33	283.33	360.42	1,983.31	1,622.89	3,400.00
08130	Street Light Repairs	460.00	41.67	(418.33)	2,337.50	291.69	(2,045.81)	500.00
08135	Gate Maintenance	245.20	100.00	(145.20)	2,483.83	700.00	(1,783.83)	1,200.00
08230	Playground Maintenance	.00	41.67	41.67	400.00	291.69	(108.31)	500.00
08260	Powerwash	.00	166.67	166.67	.00	1,166.69	1,166.69	2,000.00
	Maintenance	705.20	633.34	(71.86)	5,581.75	4,433.38	(1,148.37)	7,600.00

