

Creekside Preserve HOA

Balance Sheet As of 12/31/17

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence; Operating; 6467	47,887.81			47,887.81
1070	Spirit Account	300.00			300.00
1210	Cadence Rsv MMA; 7523; 0.30%		89,552.46		89,552.46
1215	1st Manatee;RSVMMA;5079; 0.30%		91,778.47		91,778.47
1280	Interfund Transfer	(5,748.50)			(5,748.50)
1290	Interfund Transfer		5,748.50		5,748.50
1310	Accounts Receivable	5,848.54			5,848.54
1315	Allowance for Bad Debt	(5,327.06)			(5,327.06)
1610	Prepaid Insurance	4,441.75			4,441.75
1620	Prepaid Expenses	1,228.31			1,228.31
1800	Utility Deposits	2,798.00			2,798.00
	TOTAL ASSETS	51,428.85	187,079.43	.00	238,508.28
		=====	=====	=====	=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	430.00			430.00
3100	Security Deposits	9,200.00			9,200.00
3310	Prepaid Owner Assessments	20,705.05			20,705.05
	Subtotal Current Liab.	30,335.05	.00	.00	30,335.05

RESERVES:

5050	Basketball Court		4,376.00		4,376.00
5140	Fence		7,652.16		7,652.16
5147	Gate		8,940.66		8,940.66
5175	Well		(3,622.68)		(3,622.68)
5230	Monuments		3,475.22		3,475.22
5320	Paving		130,879.39		130,879.39
5336	Playground		7,069.63		7,069.63
5420	Sealcoating		17,414.00		17,414.00
5450	Storm Water Mains/Basins		10,000.00		10,000.00
5490	Reserve Interest-Current		402.40		402.40
5491	Reserve Interest-Prior Year		492.65		492.65
	Subtotal Reserves	.00	187,079.43	.00	187,079.43

Creekside Preserve HOA

Balance Sheet
As of 12/31/17

Account	Description	Operating	Reserves	Other	Totals
EQUITY:					
5510	Retained Earnings	32,037.63			32,037.63
	Current Year Net Income/(Loss)	(10,943.83)	.00	.00	(10,943.83)
	Subtotal Equity	21,093.80	.00	.00	21,093.80
	TOTAL LIABILITIES & EQUITY	51,428.85	187,079.43	.00	238,508.28

Creekside Preserve HOA

Reserve Statement

As of 12/31/17

		BEGINNING	YTD	YTD	AVAILABLE
		OF YEAR	ALLOCATION	DISBURSEMENT	BALANCE
RESERVES:					
5050	Basketball Court	4,376.00	0.00	0.00	4,376.00
5140	Fence	5,641.91	2,010.25	0.00	7,652.16
5147	Gate	31,960.66	1,230.00	24,250.00	8,940.66
5175	Well	20,328.82	5,748.50	29,700.00	(3,622.68)
5230	Monuments	3,366.37	108.85	0.00	3,475.22
5320	Paving	110,323.95	20,556.00	0.56	130,879.39
5336	Playground	3,972.41	3,097.22	0.00	7,069.63
5420	Sealcoating	8,218.00	9,196.00	0.00	17,414.00
5450	Storm Water Mains/Basins	0.00	10,000.00	0.00	10,000.00
5490	Reserve Interest-Current	332.37	402.40	332.37	402.40
5491	Reserve Interest-Prior Year	0.00	492.65	0.00	492.65
	Subtotal Reserves	188,520.49	52,841.87	54,282.93	187,079.43
	TOTAL RESERVES	188,520.49	52,841.87	54,282.93	187,079.43

Creekside Preserve HOA
 Income/Expense Statement
 Period: 12/01/17 to 12/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06200	Maintenance Assessments	11,083.33	11,083.37	(.04)	133,002.24	133,000.00	2.24	133,000.00
06210	Reserve Income	3,850.00	3,850.00	.00	46,197.76	46,200.00	(2.24)	46,200.00
06310	Gate Openers/Key Cards	120.00	.00	120.00	2,370.00	.00	2,370.00	.00
06340	Late Fees/Past Due Interest	(812.35)	.00	(812.35)	2,279.18	.00	2,279.18	.00
06580	Application Fees	250.00	.00	250.00	1,250.00	.00	1,250.00	.00
06920	Miscellaneous Income	65.00	.00	65.00	1,240.00	.00	1,240.00	.00
	Subtotal Income	14,555.98	14,933.37	(377.39)	186,339.18	179,200.00	7,139.18	179,200.00
EXPENSES								
Administrative								
07005	Bad Debt Expense	208.34	208.37	.03	1,803.61	2,500.00	696.39	2,500.00
07020	Dues/License/Fees	.00	16.63	16.63	61.25	200.00	138.75	200.00
07100	Insurance	555.22	458.37	(96.85)	4,740.83	5,500.00	759.17	5,500.00
07140	Professional Fees: Taxes/Audi	.00	125.00	125.00	1,885.00	1,500.00	(385.00)	1,500.00
07150	Professional Fees	.00	416.63	416.63	2,313.62	5,000.00	2,686.38	5,000.00
07200	Management Fees	1,125.00	1,125.00	.00	13,500.00	13,500.00	.00	13,500.00
07250	Office: Svc/Supplies	313.36	416.63	103.27	3,967.34	5,000.00	1,032.66	5,000.00
07260	Office: Postage	149.35	83.37	(65.98)	2,027.93	1,000.00	(1,027.93)	1,000.00
	Administrative	2,351.27	2,850.00	498.73	30,299.58	34,200.00	3,900.42	34,200.00
Grounds								
07520	Irrigation Repairs	297.00	333.37	36.37	4,631.50	4,000.00	(631.50)	4,000.00
07550	Aquatic Maintenance	385.00	383.37	(1.63)	4,620.00	4,600.00	(20.00)	4,600.00
07600	Landscaping Contract	4,050.00	4,083.37	33.37	48,600.00	49,000.00	400.00	49,000.00
07610	Landscape Misc	.00	.00	.00	106.17	.00	(106.17)	.00
07650	Landscape Replacement	.00	333.37	333.37	34,375.00	4,000.00	(30,375.00)	4,000.00
07690	Preserve Maintenance	.00	166.74	166.74	150.00	2,000.00	1,850.00	2,000.00
07800	Tree Trimming	1,855.00	166.63	(1,688.37)	4,665.00	2,000.00	(2,665.00)	2,000.00
	Grounds	6,587.00	5,466.85	(1,120.15)	97,147.67	65,600.00	(31,547.67)	65,600.00
Maintenance								
08010	General Maintenance/Repairs	80.00	125.00	45.00	3,965.18	1,500.00	(2,465.18)	1,500.00
08130	Street Light Repairs	350.00	125.00	(225.00)	2,487.10	1,500.00	(987.10)	1,500.00
08135	Gate Maintenance	(1,228.31)	375.00	1,603.31	5,622.94	4,500.00	(1,122.94)	4,500.00
08230	Playground Maintenance	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
08255	Sidewalk Repairs	.00	333.37	333.37	.00	4,000.00	4,000.00	4,000.00
08260	Powerwash	.00	208.37	208.37	1,300.00	2,500.00	1,200.00	2,500.00
	Maintenance	(798.31)	1,250.11	2,048.42	13,375.22	15,000.00	1,624.78	15,000.00

Creekside Preserve HOA
 Income/Expense Statement
 Period: 12/01/17 to 12/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Utilities								
08620	Electricity	1,086.08	1,000.00	(86.08)	8,244.04	12,000.00	3,755.96	12,000.00
08675	Telephone - Gates	(82.75)	100.00	182.75	1,018.74	1,200.00	181.26	1,200.00
	Utilities	1,003.33	1,100.00	96.67	9,262.78	13,200.00	3,937.22	13,200.00
Other								
09710	Contingency	.00	416.63	416.63	.00	5,000.00	5,000.00	5,000.00
09740	Hurricane Irma Expenses	.00	.00	.00	1,000.00	.00	(1,000.00)	.00
09970	Transfer to Reserves	3,850.00	3,850.00	.00	46,197.76	46,200.00	2.24	46,200.00
	Other	3,850.00	4,266.63	416.63	47,197.76	51,200.00	4,002.24	51,200.00
	TOTAL EXPENSES	12,993.29	14,933.59	1,940.30	197,283.01	179,200.00	(18,083.01)	179,200.00
	Current Year Net Income/(loss)	1,562.69	(.22)	1,562.91	(10,943.83)	.00	(10,943.83)	.00
=====								