Creekside Preserve HOA

Financial Statements

For the Month and
One
Month Period
Ended
January 31, 2021

(Unaudited)

Creekside Preserve HOA

Balance Sheet
As of 01/31/21

Account	Description	Operating	Reserves	Other	Totals
			ASSETS		
1010	Cadence; Operating; 6467	57,659.26			57,659.26
1070	Spirit Account	300.00			300.00
1210	Cadence RSVMMA; 7523; 0.15%		272,292.62		272,292.62
1221	Iberia; RSVMM; 0.50%		25,816.45		25,816.45
1225	Valley: RSVMM; 1155; 0.40%		128,557.81		128,557.81
1310	Accounts Receivable	10,752.94			10,752.94
1315	Allowance for Bad Debt	(6,601.19)			(6,601.19)
1610	Prepaid Insurance	5,467.38			5,467.38
1800	Utility Deposits	2,798.00			2,798.00
	TOTAL ASSETS	70,376.39	426,666.88	.00	497,043.27
			LIABILITIES & EQUITY		
	CURRENT LIABILITIES:				
3010	Accounts Payable	2,496.65			2,496.65
3050	Deferred Revenue	28,735.17			28,735.17
3100	Security Deposits	9,600.00			9,600.00
3310	Prepaid Owner Assessments	15,227.68			15,227.68
3360	Contra	35.00			35.00
	Subtotal Current Liab.	56,094.50	.00	.00	56,094.50
	RESERVES:				
5050	Basketball Court		4,376.00		4,376.00
5140	Fence		14,174.41		14,174.41
5147	Gate		15,636.41		15,636.41
5175	Well		2,148.12		2,148.12
5230	Monuments		3,821.72		3,821.72
5320	Paving		197,543.39		197,543.39
5336	Playground		3,639.28		3,639.28
5420	Sealcoating		45,000.00		45,000.00
5450	Storm Water Mains/Basins		75,464.00		75,464.00
5455	Non Statutory Reserves		54,677.25		54,677.25
5490	Reserve Interest-Current		80.30		80.30
5491	Reserve Interest-Prior Year		10,106.00		10,106.00
	Subtotal Reserves	.00	426,666.88	.00	426,666.88

Creekside Preserve HOA

Balance Sheet
As of 01/31/21

Account	Description	Operating	Reserves	Other	Totals
	EQUITY:				
5510	Retained Earnings	13,183.68			13,183.68
	Current Year Net Income/(Loss)	1,098.21	.00	.00	1,098.21
	Subtotal Equity	14,281.89	.00	.00	14,281.89
	TOTAL LIABILITIES & EQUITY	70,376.39	426,666.88	.00	497,043.27

Creekside Preserve HOA

Reserve Statement

As of 01/31/21

		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	13,671.16	503.25	0.00	14,174.41
5147	Gate	15,113.66	522.75	0.00	15,636.41
5175	Well	1,655.37	492.75	0.00	2,148.12
5230	Monuments	3,794.22	27.50	0.00	3,821.72
5320	Paving	192,397.39	5,146.00	0.00	197,543.39
5336	Playground	2,861.03	778.25	0.00	3,639.28
5420	Sealcoating	45,000.00	0.00	0.00	45,000.00
5450	Storm Water Mains/Basins	70,412.00	5,052.00	0.00	75,464.00
5455	Non Statutory Reserves	49,728.00	4,949.25	0.00	54,677.25
5490	Reserve Interest-Current	5,147.85	80.30	5,147.85	80.30
5491	Reserve Interest-Prior Year	4,958.15	5,147.85	0.00	10,106.00
	Subtotal Reserves	409,114.83	22,699.90	5,147.85	426,666.88
	TOTAL RESERVES	409,114.83	22,699.90	5,147.85	426,666.88

Creekside Preserve HOA

Income/Expense Statement
Period: 01/01/21 to 01/31/21

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
06200	Maintenance Assessments	14,273.08	14,273.08	.00	14,273.08	14,273.08	.00	171,277.00
06210	Reserve Income	5,823.92	5,823.92	.00	5,823.92	5,823.92	.00	69,887.00
06310	Gate Openers/Key Cards	40.00	.00	40.00	40.00	.00	40.00	.00
06920	Miscellaneous Income	75.00	.00	75.00	75.00	.00	75.00	.00
	Subtotal Income	20,212.00	20,097.00	115.00	20,212.00	20,097.00	115.00	241,164.00
				EXPENSES				
Administrative								
07005	Bad Debt Expense	166.67	166.67	.00	166.67	166.67	.00	2,000.00
07020	Dues/License/Fees	.00	10.42	10.42	.00	10.42	10.42	125.00
07100	Insurance	781.05	832.00	50.95	781.05	832.00	50.95	9,984.00
07140	Professional Fees: Taxes/Audi	.00	16.67	16.67	.00	16.67	16.67	200.00
07150	Prof. Fees - Legal	422.50	416.67	(5.83)	422.50	416.67	(5.83)	5,000.00
07200	Management Fees	1,369.86	1,369.83	(.03)	1,369.86	1,369.83	(.03)	16,438.00
07250	Office: Svc/Supplies	1,999.50	333.33	(1,666.17)	1,999.50	333.33	(1,666.17)	4,000.00
07260	Office: Postage	533.12	166.67	(366.45)	533.12	166.67	(366.45)	2,000.00
07270	Gate Administration	140.00	140.00	.00	140.00	140.00	.00	1,680.00
07420	Website	.00	8.33	8.33	.00	8.33	8.33	100.00
	Administrative	5,412.70	3,460.59	(1,952.11)	5,412.70	3,460.59	(1,952.11)	41,527.00
Grounds								
07520	Irrigation Repairs	1,847.65	1,250.00	(597.65)	1,847.65	1,250.00	(597.65)	15,000.00
07550	Aquatic Maintenance	412.00	412.50	.50	412.00	412.50	.50	4,950.00
07600	Landscaping Contract	4,400.00	4,400.00	.00	4,400.00	4,400.00	.00	52,800.00
07650	Landscape Replacement	.00	666.67	666.67	.00	666.67	666.67	8,000.00
07690	Preserve Maintenance	.00	83.33	83.33	.00	83.33	83.33	1,000.00
07800	Tree Trimming	.00	166.67	166.67	.00	166.67	166.67	2,000.00
	Grounds	6,659.65	6,979.17	319.52	6,659.65	6,979.17	319.52	83,750.00
Maintenance								
08010	General Maintenance/Repairs	.00	125.00	125.00	.00	125.00	125.00	1,500.00
08130	Street Light Repairs	.00	83.33	83.33	.00	83.33	83.33	1,000.00
08135	Gate Maintenance	5.00	1,000.00	995.00	5.00	1,000.00	995.00	12,000.00
08230	Playground Maintenance	.00	41.67	41.67	.00	41.67	41.67	500.00
08240	Spirit Committee	.00	83.33	83.33	.00	83.33	83.33	1,000.00
08260	Powerwash	.00	83.33	83.33	.00	83.33	83.33	1,000.00
08270	Security Equipment	.00	83.33	83.33	.00	83.33	83.33	1,000.00
	Maintenance	5.00	1,499.99	1,494.99	5.00	1,499.99	1,494.99	18,000.00

Creekside Preserve HOA

Income/Expense Statement
Period: 01/01/21 to 01/31/21

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
Utilities								
08620	Electricity	957.01	833.33	(123.68)	957.01	833.33	(123.68)	10,000.00
08675	Telephone - Gates	255.51	250.00	(5.51)	255.51	250.00	(5.51)	3,000.00
	Utilities	1,212.52	1,083.33	(129.19)	1,212.52	1,083.33	(129.19)	13,000.00
Other								
09710	Contingency	.00	833.33	833.33	.00	833.33	833.33	10,000.00
09715	Contribution to Operating Fun	.00	416.67	416.67	.00	416.67	416.67	5,000.00
09970	Transfer to Reserves	5,823.92	5,823.92	.00	5,823.92	5,823.92	.00	69,887.00
	Other	5,823.92	7,073.92	1,250.00	5,823.92	7,073.92	1,250.00	84,887.00
	TOTAL EXPENSES	19,113.79	20,097.00	983.21	19,113.79	20,097.00	983.21	241,164.00
	Current Year Net Income/(loss	1,098.21	.00	1,098.21	1,098.21	.00	1,098.21	.00