

Creekside Preserve HOA

Financial Statements

For the Month and
Ten
Month Period
Ended
October 31, 2021

(Unaudited)

Creekside Preserve HOA

Balance Sheet As of 10/31/21

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence; Operating; 6467	70,994.83			70,994.83
1070	Spirit Account	300.00			300.00
1210	Cadence RSVMM; 7523; 0.05%		320,050.14		320,050.14
1221	Iberia; RSVMM;6107; 0.01%		25,821.78		25,821.78
1225	Valley; RSVMM; 1155; 0.30%		128,911.89		128,911.89
1310	Accounts Receivable	14,481.17			14,481.17
1315	Allowance for Bad Debt	(4,141.83)			(4,141.83)
1610	Prepaid Insurance	8,493.04			8,493.04
1620	Prepaid Expenses	4,400.00			4,400.00
1800	Utility Deposits	2,798.00			2,798.00
	TOTAL ASSETS	97,325.21	474,783.81	.00	572,109.02
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3010	Accounts Payable	821.96			821.96
3050	Deferred Revenue	28,735.17			28,735.17
3100	Security Deposits	10,600.00			10,600.00
3310	Prepaid Owner Assessments	5,039.41			5,039.41
	Subtotal Current Liab.	45,196.54	.00	.00	45,196.54
RESERVES:					
5050	Basketball Court		4,376.00		4,376.00
5140	Fence		15,684.16		15,684.16
5147	Gate		17,204.66		17,204.66
5175	Well		3,626.37		3,626.37
5230	Monuments		3,904.22		3,904.22
5320	Paving		208,143.14		208,143.14
5336	Playground		5,974.03		5,974.03
5420	Sealcoating		45,000.00		45,000.00
5450	Storm Water Mains/Basins		90,620.00		90,620.00
5455	Non Statutory Reserves		69,525.00		69,525.00
5490	Reserve Interest-Current		620.23		620.23
5491	Reserve Interest-Prior Year		10,106.00		10,106.00
	Subtotal Reserves	.00	474,783.81	.00	474,783.81

Creekside Preserve HOA

Balance Sheet
As of 10/31/21

Account	Description	Operating	Reserves	Other	Totals
EQUITY:					
5510	Retained Earnings	13,183.68			13,183.68
5513	Contribution to Operating	4,166.70			4,166.70
	Current Year Net Income/(Loss)	34,778.29	.00	.00	34,778.29
	Subtotal Equity	52,128.67	.00	.00	52,128.67
	TOTAL LIABILITIES & EQUITY	97,325.21	474,783.81	.00	572,109.02

Creekside Preserve HOA

Reserve Statement

As of 10/31/21

	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	2,013.00	0.00	15,684.16
5147 Gate	15,113.66	2,091.00	0.00	17,204.66
5175 Well	1,655.37	1,971.00	0.00	3,626.37
5230 Monuments	3,794.22	110.00	0.00	3,904.22
5320 Paving	192,397.39	20,584.00	4,838.25	208,143.14
5336 Playground	2,861.03	3,113.00	0.00	5,974.03
5420 Sealcoating	45,000.00	0.00	0.00	45,000.00
5450 Storm Water Mains/Basins	70,412.00	20,208.00	0.00	90,620.00
5455 Non Statutory Reserves	49,728.00	19,797.00	0.00	69,525.00
5490 Reserve Interest-Current	0.00	620.23	0.00	620.23
5491 Reserve Interest-Prior Year	10,106.00	0.00	0.00	10,106.00
Subtotal Reserves	409,114.83	70,507.23	4,838.25	474,783.81
TOTAL RESERVES	409,114.83	70,507.23	4,838.25	474,783.81

Creekside Preserve HOA

Income/Expense Statement
Period: 10/01/21 to 10/31/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06200	Maintenance Assessments	14,273.08	14,273.08	.00	143,297.83	142,730.80	567.03	171,277.00
06210	Reserve Income	5,823.92	5,823.92	.00	58,239.20	58,239.20	.00	69,887.00
06310	Gate Openers/Key Cards	.00	.00	.00	1,090.00	.00	1,090.00	.00
06340	Late Fees/Past Due Interest	635.89	.00	635.89	2,287.03	.00	2,287.03	.00
06580	Application Fees	.00	.00	.00	500.00	.00	500.00	.00
06920	Miscellaneous Income	50.00	.00	50.00	7,385.00	.00	7,385.00	.00
	Subtotal Income	20,782.89	20,097.00	685.89	212,799.06	200,970.00	11,829.06	241,164.00
EXPENSES								
Administrative								
07005	Bad Debt Expense	166.67	166.67	.00	(1,024.95)	1,666.70	2,691.65	2,000.00
07020	Dues/License/Fees	.00	10.42	10.42	61.25	104.20	42.95	125.00
07100	Insurance	849.31	832.00	(17.31)	7,947.04	8,320.00	372.96	9,984.00
07140	Professional Fees: Taxes/Audi	.00	16.67	16.67	210.00	166.70	(43.30)	200.00
07150	Prof. Fees - Legal	(496.51)	416.67	913.18	5,784.91	4,166.70	(1,618.21)	5,000.00
07200	Management Fees	1,369.86	1,369.83	(.03)	13,698.60	13,698.30	(.30)	16,438.00
07250	Office: Svc/Supplies	607.08	333.33	(273.75)	3,098.99	3,333.30	234.31	4,000.00
07260	Office: Postage	266.48	166.67	(99.81)	1,286.68	1,666.70	380.02	2,000.00
07270	Gate Administration	140.00	140.00	.00	2,597.50	1,400.00	(1,197.50)	1,680.00
07300	Income Taxes	.00	.00	.00	737.00	.00	(737.00)	.00
07420	Website	.00	8.33	8.33	.00	83.30	83.30	100.00
	Administrative	2,902.89	3,460.59	557.70	34,397.02	34,605.90	208.88	41,527.00
Grounds								
07520	Irrigation Repairs	.00	1,250.00	1,250.00	7,129.70	12,500.00	5,370.30	15,000.00
07550	Aquatic Maintenance	412.00	412.50	.50	3,708.00	4,125.00	417.00	4,950.00
07600	Landscaping Contract	4,400.00	4,400.00	.00	44,080.00	44,000.00	(80.00)	52,800.00
07610	Landscape Misc	.00	.00	.00	80.00	.00	(80.00)	.00
07650	Landscape Replacement	.00	666.67	666.67	3,798.00	6,666.70	2,868.70	8,000.00
07690	Preserve Maintenance	.00	83.33	83.33	.00	833.30	833.30	1,000.00
07800	Tree Trimming	.00	166.67	166.67	250.00	1,666.70	1,416.70	2,000.00
	Grounds	4,812.00	6,979.17	2,167.17	59,045.70	69,791.70	10,746.00	83,750.00
Maintenance								
08010	General Maintenance/Repairs	.00	125.00	125.00	1,121.98	1,250.00	128.02	1,500.00
08130	Street Light Repairs	.00	83.33	83.33	1,150.00	833.30	(316.70)	1,000.00
08135	Gate Maintenance	500.00	1,000.00	500.00	4,998.62	10,000.00	5,001.38	12,000.00
08230	Playground Maintenance	.00	41.67	41.67	.00	416.70	416.70	500.00
08240	Spirit Committee	.00	83.33	83.33	281.35	833.30	551.95	1,000.00
08260	Powerwash	.00	83.33	83.33	1,700.00	833.30	(866.70)	1,000.00

Creekside Preserve HOA

Income/Expense Statement
 Period: 10/01/21 to 10/31/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08270	Security Equipment	109.61	83.33	(26.28)	511.23	833.30	322.07	1,000.00
	Maintenance	609.61	1,499.99	890.38	9,763.18	14,999.90	5,236.72	18,000.00
Utilities								
08620	Electricity	1,043.12	833.33	(209.79)	9,935.38	8,333.30	(1,602.08)	10,000.00
08675	Telephone - Gates	251.45	250.00	(1.45)	2,473.59	2,500.00	26.41	3,000.00
	Utilities	1,294.57	1,083.33	(211.24)	12,408.97	10,833.30	(1,575.67)	13,000.00
Other								
09710	Contingency	.00	833.33	833.33	.00	8,333.30	8,333.30	10,000.00
09715	Contribution to Operating Fun	416.67	416.67	.00	4,166.70	4,166.70	.00	5,000.00
09970	Transfer to Reserves	5,823.92	5,823.92	.00	58,239.20	58,239.20	.00	69,887.00
	Other	6,240.59	7,073.92	833.33	62,405.90	70,739.20	8,333.30	84,887.00
TOTAL EXPENSES		15,859.66	20,097.00	4,237.34	178,020.77	200,970.00	22,949.23	241,164.00
Current Year Net Income/(loss)		4,923.23	.00	4,923.23	34,778.29	.00	34,778.29	.00
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