

# Creekside Preserve HOA

Balance Sheet  
As of 01/31/23

| Account                         | Description                           | Operating  | Reserves    | Other | Totals      |
|---------------------------------|---------------------------------------|------------|-------------|-------|-------------|
| <b>ASSETS</b>                   |                                       |            |             |       |             |
| 1001                            | Enterprise Bk & Tr Op 9232            | 68,036.94  |             |       | 68,036.94   |
| 1010                            | Cadence; Operating; 6467              | 65,958.16  |             |       | 65,958.16   |
| 1070                            | Spirit Account                        | 300.00     |             |       | 300.00      |
| 1201                            | Enterprise Bk & Tr Rest 0743          |            | 72,696.06   |       | 72,696.06   |
| 1210                            | Cadence RSVMM; 7523; 0.05%            |            | 24,468.36   |       | 24,468.36   |
| 1221                            | 1st Horizon; RSVMM;6107; 0.02%        |            | 25,844.52   |       | 25,844.52   |
| 1225                            | Valley; RSVMM; 1155; 0.24%            |            | 129,838.40  |       | 129,838.40  |
| 1280                            | Interfund Transfer                    | 54,437.43  |             |       | 54,437.43   |
| 1290                            | Interfund Transfer                    |            | (54,687.43) |       | (54,687.43) |
| 1310                            | Accounts Receivable                   | 21,463.93  |             |       | 21,463.93   |
| 1315                            | Allowance for Bad Debt                | (6,475.21) |             |       | (6,475.21)  |
| 1610                            | Prepaid Insurance                     | 7,327.75   |             |       | 7,327.75    |
| 1800                            | Utility Deposits                      | 2,798.00   |             |       | 2,798.00    |
|                                 | <b>TOTAL ASSETS</b>                   | 213,847.00 | 198,159.91  | .00   | 412,006.91  |
| <b>LIABILITIES &amp; EQUITY</b> |                                       |            |             |       |             |
| <b>CURRENT LIABILITIES:</b>     |                                       |            |             |       |             |
| 3010                            | Accounts Payable                      | 5,922.76   |             |       | 5,922.76    |
| 3050                            | Deferred Revenue                      | 47,830.33  |             |       | 47,830.33   |
| 3100                            | Security Deposits                     | 11,100.00  |             |       | 11,100.00   |
| 3120                            | '21 S/A Paving Proj Income            | 55,750.00  |             |       | 55,750.00   |
| 3310                            | Prepaid Owner Assessments             | 18,025.02  |             |       | 18,025.02   |
|                                 | <b>Subtotal Current Liab.</b>         | 138,628.11 | .00         | .00   | 138,628.11  |
| <b>RESERVES:</b>                |                                       |            |             |       |             |
|                                 | <b>Reserves</b>                       |            | 198,159.91  |       | 198,159.91  |
|                                 | <b>Subtotal Reserves</b>              | .00        | 198,159.91  | .00   | 198,159.91  |
| <b>EQUITY:</b>                  |                                       |            |             |       |             |
| 5510                            | Retained Earnings                     | 75,507.36  |             |       | 75,507.36   |
|                                 | Current Year Net Income/(Loss)        | (288.47)   | .00         | .00   | (288.47)    |
|                                 | <b>Subtotal Equity</b>                | 75,218.89  | .00         | .00   | 75,218.89   |
|                                 | <b>TOTAL LIABILITIES &amp; EQUITY</b> | 213,847.00 | 198,159.91  | .00   | 412,006.91  |

# Creekside Preserve HOA

## Reserve Statement As of 01/31/23

|           |                             | BEGINNING<br>OF YEAR | YTD<br>ALLOCATION | YTD<br>DISBURSEMENT | AVAILABLE<br>BALANCE |
|-----------|-----------------------------|----------------------|-------------------|---------------------|----------------------|
| RESERVES: |                             |                      |                   |                     |                      |
| 5050      | Basketball Court            | 4,376.00             | 0.00              | 0.00                | 4,376.00             |
| 5140      | Fence                       | 17,697.16            | 0.00              | 100.75              | 17,596.41            |
| 5147      | Gate                        | 19,295.66            | 0.00              | 52.50               | 19,243.16            |
| 5175      | Well                        | 5,597.37             | 0.00              | 82.25               | 5,515.12             |
| 5230      | Monuments                   | 4,014.22             | 0.00              | 4.50                | 4,009.72             |
| 5320      | Paving                      | 41,003.74            | 8,383.75          | 0.00                | 49,387.49            |
| 5336      | Playground                  | 22,517.03            | 0.00              | 4,126.00            | 18,391.03            |
| 5420      | Sealcoating                 | 45,000.00            | 0.00              | 0.00                | 45,000.00            |
| 5450      | Storm Water Mains/Basins    | 17,584.50            | 415.75            | 0.00                | 18,000.25            |
| 5455      | Non Statutory Reserves      | 14,282.00            | 304.00            | 0.00                | 14,586.00            |
| 5490      | Reserve Interest-Current    | 0.00                 | 215.70            | 0.00                | 215.70               |
| 5491      | Reserve Interest-Prior Year | 1,839.03             | 0.00              | 0.00                | 1,839.03             |
|           | Subtotal Reserves           | 193,206.71           | 9,319.20          | 4,366.00            | 198,159.91           |
|           | <b>TOTAL RESERVES</b>       | 193,206.71           | 9,319.20          | 4,366.00            | 198,159.91           |
|           |                             | =====                | =====             | =====               | =====                |

**Creekside Preserve HOA**  
 Income/Expense Statement  
 Period: 01/01/23 to 01/31/23

| Account        | Description                   | Current Period |           |            | Year-To-Date |           |            | Yearly Budget |
|----------------|-------------------------------|----------------|-----------|------------|--------------|-----------|------------|---------------|
|                |                               | Actual         | Budget    | Variance   | Actual       | Budget    | Variance   |               |
| INCOME:        |                               |                |           |            |              |           |            |               |
| 06200          | Maintenance Assessments       | 13,512.17      | 13,512.17 | .00        | 13,512.17    | 13,512.17 | .00        | 162,146.00    |
| 06210          | Reserve Income                | 8,523.17       | 8,523.17  | .00        | 8,523.17     | 8,523.17  | .00        | 102,278.00    |
| 06310          | Gate Openers/Key Cards        | 180.00         | .00       | 180.00     | 180.00       | .00       | 180.00     | .00           |
| 06340          | Late Fees/Past Due Interest   | 15.00          | .00       | 15.00      | 15.00        | .00       | 15.00      | .00           |
| 06920          | Miscellaneous Income          | 175.00         | .00       | 175.00     | 175.00       | .00       | 175.00     | .00           |
|                | Subtotal Income               | 22,405.34      | 22,035.34 | 370.00     | 22,405.34    | 22,035.34 | 370.00     | 264,424.00    |
| EXPENSES       |                               |                |           |            |              |           |            |               |
| Administrative |                               |                |           |            |              |           |            |               |
| 07005          | Bad Debt Expense              | 166.67         | 166.67    | .00        | 166.67       | 166.67    | .00        | 2,000.00      |
| 07020          | Dues/License/Fees             | (61.25)        | 10.42     | 71.67      | (61.25)      | 10.42     | 71.67      | 125.00        |
| 07100          | Insurance                     | 1,046.82       | 1,166.67  | 119.85     | 1,046.82     | 1,166.67  | 119.85     | 14,000.00     |
| 07140          | Professional Fees: Taxes/Audi | .00            | 17.50     | 17.50      | .00          | 17.50     | 17.50      | 210.00        |
| 07150          | Prof. Fees - Legal            | .00            | 583.33    | 583.33     | .00          | 583.33    | 583.33     | 7,000.00      |
| 07200          | Management Fees               | 1,582.17       | 1,582.17  | .00        | 1,582.17     | 1,582.17  | .00        | 18,986.00     |
| 07250          | Office: Svc/Supplies          | 2,368.18       | 350.00    | (2,018.18) | 2,368.18     | 350.00    | (2,018.18) | 4,200.00      |
| 07260          | Office: Postage               | 645.13         | 166.67    | (478.46)   | 645.13       | 166.67    | (478.46)   | 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                | 5,887.72       | 4,191.76  | (1,695.96) | 5,887.72     | 4,191.76  | (1,695.96) | 50,301.00     |
| Grounds        |                               |                |           |            |              |           |            |               |
| 07520          | Irrigation Repairs            | 332.00         | 833.33    | 501.33     | 332.00       | 833.33    | 501.33     | 10,000.00     |
| 07550          | Aquatic Maintenance           | 412.00         | 350.00    | (62.00)    | 412.00       | 350.00    | (62.00)    | 4,200.00      |
| 07600          | Landscaping Contract          | 4,550.00       | 4,550.00  | .00        | 4,550.00     | 4,550.00  | .00        | 54,600.00     |
| 07610          | Landscape Misc                | .00            | 166.67    | 166.67     | .00          | 166.67    | 166.67     | 2,000.00      |
| 07650          | Landscape Replacement         | .00            | 83.33     | 83.33      | .00          | 83.33     | 83.33      | 1,000.00      |
| 07690          | Preserve Maintenance          | .00            | 166.67    | 166.67     | .00          | 166.67    | 166.67     | 2,000.00      |
|                | Grounds                       | 5,294.00       | 6,150.00  | 856.00     | 5,294.00     | 6,150.00  | 856.00     | 73,800.00     |

