

Creekside Preserve HOA

Balance Sheet
 As of 02/28/23

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1001	Enterprise Bk & Tr Op 9232	58,255.86			58,255.86
1010	Cadence; Operating; 6467	65,958.16			65,958.16
1070	Spirit Account	300.00			300.00
1201	Enterprise Bk & Tr Rest 0743		72,756.01		72,756.01
1210	Cadence RSVMM; 7523; 0.05%		24,473.76		24,473.76
1221	1st Horizon; RSVMM;6107; 0.02%		25,844.52		25,844.52
1225	Valley; RSVMM; 1155; 0.24%		129,972.93		129,972.93
1280	Interfund Transfer	33,605.43			33,605.43
1290	Interfund Transfer		(33,855.43)		(33,855.43)
1310	Accounts Receivable	18,730.60			18,730.60
1315	Allowance for Bad Debt	(6,641.88)			(6,641.88)
1610	Prepaid Insurance	6,280.92			6,280.92
1800	Utility Deposits	2,798.00			2,798.00
	TOTAL ASSETS	179,287.09	219,191.79	.00	398,478.88
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LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3010	Accounts Payable	1,762.58			1,762.58
3050	Deferred Revenue	13,486.16			13,486.16
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	20,700.37			20,700.37
	Subtotal Current Liab.	102,799.11	.00	.00	102,799.11
RESERVES:					
	Reserves		219,191.79		219,191.79
	Subtotal Reserves	.00	219,191.79	.00	219,191.79
EQUITY:					
5510	Retained Earnings	75,507.36			75,507.36
	Current Year Net Income/(Loss)	980.62	.00	.00	980.62
	Subtotal Equity	76,487.98	.00	.00	76,487.98
	TOTAL LIABILITIES & EQUITY	179,287.09	219,191.79	.00	398,478.88
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Creekside Preserve HOA

Reserve Statement

As of 02/28/23

		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	17,697.16	503.25	100.75	18,099.66
5147	Gate	19,295.66	522.75	52.50	19,765.91
5175	Well	5,597.37	492.75	82.25	6,007.87
5230	Monuments	4,014.22	27.50	4.50	4,037.22
5320	Paving	41,003.74	21,936.25	8,383.75	54,556.24
5336	Playground	22,517.03	4,135.75	4,126.00	22,526.78
5420	Sealcoating	45,000.00	0.00	0.00	45,000.00
5450	Storm Water Mains/Basins	17,584.50	5,873.50	415.75	23,042.25
5455	Non Statutory Reserves	14,282.00	5,547.25	304.00	19,525.25
5490	Reserve Interest-Current	0.00	415.58	0.00	415.58
5491	Reserve Interest-Prior Year	1,839.03	0.00	0.00	1,839.03
	Subtotal Reserves	193,206.71	39,454.58	13,469.50	219,191.79
	TOTAL RESERVES	193,206.71	39,454.58	13,469.50	219,191.79
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Creekside Preserve HOA
 Income/Expense Statement
 Period: 02/01/23 to 02/28/23

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	27,024.34	27,024.34	.00	162,146.00
06210	Reserve Income	8,523.17	8,523.17	.00	17,046.34	17,046.34	.00	102,278.00
06310	Gate Openers/Key Cards	160.00	.00	160.00	340.00	.00	340.00	.00
06340	Late Fees/Past Due Interest	.00	.00	.00	15.00	.00	15.00	.00
06920	Miscellaneous Income	100.00	.00	100.00	275.00	.00	275.00	.00
	Subtotal Income	22,295.34	22,035.34	260.00	44,700.68	44,070.68	630.00	264,424.00
EXPENSES								
Administrative								
07005	Bad Debt Expense	166.67	166.67	.00	333.34	333.34	.00	2,000.00
07020	Dues/License/Fees	.00	10.42	10.42	(61.25)	20.84	82.09	125.00
07100	Insurance	1,046.83	1,166.67	119.84	2,093.65	2,333.34	239.69	14,000.00
07140	Professional Fees: Taxes/Audi	.00	17.50	17.50	.00	35.00	35.00	210.00
07150	Prof. Fees - Legal	227.50	583.33	355.83	227.50	1,166.66	939.16	7,000.00
07200	Management Fees	1,582.17	1,582.17	.00	3,164.34	3,164.34	.00	18,986.00
07250	Office: Svc/Supplies	(12.02)	350.00	362.02	2,356.16	700.00	(1,656.16)	4,200.00
07260	Office: Postage	3.55	166.67	163.12	648.68	333.34	(315.34)	2,000.00
07270	Gate Administration	140.00	140.00	.00	280.00	280.00	.00	1,680.00
07420	Website	.00	8.33	8.33	.00	16.66	16.66	100.00
	Administrative	3,154.70	4,191.76	1,037.06	9,042.42	8,383.52	(658.90)	50,301.00
Grounds								
07520	Irrigation Repairs	375.00	833.33	458.33	707.00	1,666.66	959.66	10,000.00
07550	Aquatic Maintenance	412.00	350.00	(62.00)	824.00	700.00	(124.00)	4,200.00
07600	Landscaping Contract	4,550.00	4,550.00	.00	9,100.00	9,100.00	.00	54,600.00
07610	Landscape Misc	2,500.00	166.67	(2,333.33)	2,500.00	333.34	(2,166.66)	2,000.00
07650	Landscape Replacement	.00	83.33	83.33	.00	166.66	166.66	1,000.00
07690	Preserve Maintenance	.00	166.67	166.67	.00	333.34	333.34	2,000.00
	Grounds	7,837.00	6,150.00	(1,687.00)	13,131.00	12,300.00	(831.00)	73,800.00

