

Creekside Preserve HOA

Balance Sheet
As of 02/28/18

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence; Operating; 6467	52,914.77			52,914.77
1070	Spirit Account	300.00			300.00
1210	Cadence Rsv MMA; 7523; 0.30%		112,509.15		112,509.15
1215	1st Manatee;RSVMMA;5079; 0.30%		91,778.47		91,778.47
1310	Accounts Receivable	6,891.06			6,891.06
1315	Allowance for Bad Debt	(5,493.72)			(5,493.72)
1610	Prepaid Insurance	3,331.31			3,331.31
1800	Utility Deposits	2,798.00			2,798.00
	TOTAL ASSETS	60,741.42	204,287.62	.00	265,029.04
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LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3010	Accounts Payable	2,238.74			2,238.74
3050	Deferred Revenue	11,083.34			11,083.34
3100	Security Deposits	9,200.00			9,200.00
3310	Prepaid Owner Assessments	17,331.62			17,331.62
	Subtotal Current Liab.	39,853.70	.00	.00	39,853.70
RESERVES:					
5050	Basketball Court		4,376.00		4,376.00
5140	Fence		8,154.91		8,154.91
5147	Gate		9,461.66		9,461.66
5175	Well		(3,369.68)		(3,369.68)
5230	Monuments		3,502.47		3,502.47
5320	Paving		136,018.89		136,018.89
5336	Playground		7,843.88		7,843.88
5420	Sealcoating		19,712.75		19,712.75
5450	Storm Water Mains/Basins		15,051.00		15,051.00
5455	Non Statutory Reserves		2,582.50		2,582.50
5490	Reserve Interest-Current		862.99		862.99
5491	Reserve Interest-Prior Year		90.25		90.25
	Subtotal Reserves	.00	204,287.62	.00	204,287.62

Creekside Preserve HOA

Balance Sheet
As of 02/28/18

Account	Description	Operating	Reserves	Other	Totals
EQUITY:					
5510	Retained Earnings	21,093.80			21,093.80
	Current Year Net Income/(Loss)	(206.08)	.00	.00	(206.08)
	Subtotal Equity	20,887.72	.00	.00	20,887.72
	TOTAL LIABILITIES & EQUITY	60,741.42	204,287.62	.00	265,029.04

Creekside Preserve HOA

Reserve Statement

As of 02/28/18

		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	7,652.16	502.75	0.00	8,154.91
5147	Gate	8,940.66	521.00	0.00	9,461.66
5175	Well	(3,622.68)	253.00	0.00	(3,369.68)
5230	Monuments	3,475.22	27.25	0.00	3,502.47
5320	Paving	130,879.39	5,139.50	0.00	136,018.89
5336	Playground	7,069.63	774.25	0.00	7,843.88
5420	Sealcoating	17,414.00	2,298.75	0.00	19,712.75
5450	Storm Water Mains/Basins	10,000.00	5,051.00	0.00	15,051.00
5455	Non Statutory Reserves	0.00	2,582.50	0.00	2,582.50
5490	Reserve Interest-Current	402.40	460.59	0.00	862.99
5491	Reserve Interest-Prior Year	492.65	0.00	402.40	90.25
	Subtotal Reserves	187,079.43	17,610.59	402.40	204,287.62
	TOTAL RESERVES	187,079.43	17,610.59	402.40	204,287.62
		187,079.43	17,610.59	402.40	204,287.62

Creekside Preserve HOA

Income/Expense Statement

Period: 02/01/18 to 02/28/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06200	Maintenance Assessments	11,083.33	11,083.33	.00	22,167.22	22,166.66	.56	133,000.00
06210	Reserve Income	5,716.67	5,716.67	.00	11,432.79	11,433.34	(.55)	68,600.00
06310	Gate Openers/Key Cards	210.00	.00	210.00	450.00	.00	450.00	.00
06340	Late Fees/Past Due Interest	(145.20)	.00	(145.20)	403.90	.00	403.90	.00
06580	Application Fees	125.00	.00	125.00	125.00	.00	125.00	.00
06920	Miscellaneous Income	175.00	.00	175.00	175.00	.00	175.00	.00
	Subtotal Income	17,164.80	16,800.00	364.80	34,753.91	33,600.00	1,153.91	201,600.00
EXPENSES								
Administrative								
07005	Bad Debt Expense	83.33	83.33	.00	166.66	166.66	.00	1,000.00
07020	Dues/License/Fees	.00	8.33	8.33	.00	16.66	16.66	100.00
07100	Insurance	555.22	533.33	(21.89)	1,110.44	1,066.66	(43.78)	6,400.00
07140	Professional Fees: Taxes/Audi	190.00	83.33	(106.67)	190.00	166.66	(23.34)	1,000.00
07150	Professional Fees	560.50	325.00	(235.50)	126.44	650.00	523.56	3,900.00
07200	Management Fees	1,183.34	1,183.33	(.01)	2,366.68	2,366.66	(.02)	14,200.00
07250	Office: Svc/Supplies	907.60	416.67	(490.93)	3,550.67	833.34	(2,717.33)	5,000.00
07260	Office: Postage	392.35	125.00	(267.35)	490.85	250.00	(240.85)	1,500.00
	Administrative	3,872.34	2,758.32	(1,114.02)	8,001.74	5,516.64	(2,485.10)	33,100.00
Grounds								
07520	Irrigation Repairs	.00	208.33	208.33	2,108.00	416.66	(1,691.34)	2,500.00
07550	Aquatic Maintenance	400.00	425.00	25.00	800.00	850.00	50.00	5,100.00
07600	Landscaping Contract	4,120.00	4,200.00	80.00	8,400.00	8,400.00	.00	50,400.00
07650	Landscape Replacement	80.00	1,493.33	1,413.33	80.00	2,986.66	2,906.66	17,920.00
07690	Preserve Maintenance	.00	166.66	166.66	.00	333.32	333.32	2,000.00
07800	Tree Trimming	.00	250.00	250.00	.00	500.00	500.00	3,000.00
	Grounds	4,600.00	6,743.32	2,143.32	11,388.00	13,486.64	2,098.64	80,920.00
Maintenance								
08010	General Maintenance/Repairs	.00	283.33	283.33	366.29	566.66	200.37	3,400.00
08130	Street Light Repairs	.00	41.67	41.67	510.00	83.34	(426.66)	500.00
08135	Gate Maintenance	1,396.61	100.00	(1,296.61)	1,396.61	200.00	(1,196.61)	1,200.00
08230	Playground Maintenance	.00	41.67	41.67	.00	83.34	83.34	500.00
08260	Powerwash	.00	166.67	166.67	.00	333.34	333.34	2,000.00
	Maintenance	1,396.61	633.34	(763.27)	2,272.90	1,266.68	(1,006.22)	7,600.00

Creekside Preserve HOA
 Income/Expense Statement
 Period: 02/01/18 to 02/28/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Utilities								
08620	Electricity	746.76	833.33	86.57	1,601.76	1,666.66	64.90	10,000.00
08675	Telephone - Gates	84.71	115.00	30.29	262.24	230.00	(32.24)	1,380.00
	Utilities	<u>831.47</u>	<u>948.33</u>	<u>116.86</u>	<u>1,864.00</u>	<u>1,896.66</u>	<u>32.66</u>	<u>11,380.00</u>
Other								
09970	Transfer to Reserves	5,716.67	5,716.67	.00	11,433.35	11,433.34	(.01)	68,600.00
	Other	<u>5,716.67</u>	<u>5,716.67</u>	<u>.00</u>	<u>11,433.35</u>	<u>11,433.34</u>	<u>(.01)</u>	<u>68,600.00</u>
	TOTAL EXPENSES	16,417.09	16,799.98	382.89	34,959.99	33,599.96	(1,360.03)	201,600.00
	Current Year Net Income/(loss)	747.71	.02	747.69	(206.08)	.04	(206.12)	.00
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