

# Creekside Preserve HOA

Balance Sheet  
As of 06/30/18

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
1010	Cadence; Operating; 6467	59,191.62			59,191.62
1070	Spirit Account	300.00			300.00
1210	Cadence Rsv MMA; 7523; 0.30%		129,804.97		129,804.97
1220	FL Comm; RSVS; CD; 5100; 2%		92,398.25		92,398.25
1310	Accounts Receivable	6,239.20			6,239.20
1315	Allowance for Bad Debt	(5,827.04)			(5,827.04)
1610	Prepaid Insurance	1,110.43			1,110.43
1620	Prepaid Expenses	5,428.31			5,428.31
1800	Utility Deposits	2,798.00			2,798.00
	<b>TOTAL ASSETS</b>	69,240.52	222,203.22	.00	291,443.74
		69,240.52	222,203.22	.00	291,443.74

## LIABILITIES & EQUITY

<b>CURRENT LIABILITIES:</b>					
3010	Accounts Payable	745.19			745.19
3100	Security Deposits	10,000.00			10,000.00
3310	Prepaid Owner Assessments	28,272.95			28,272.95
	<b>Subtotal Current Liab.</b>	39,018.14	.00	.00	39,018.14

<b>RESERVES:</b>					
5050	Basketball Court		4,376.00		4,376.00
5140	Fence		8,657.66		8,657.66
5147	Gate		9,982.66		9,982.66
5175	Well		(2,221.63)		(2,221.63)
5230	Monuments		3,529.72		3,529.72
5320	Paving		141,158.39		141,158.39
5336	Playground		8,618.13		8,618.13
5420	Sealcoating		22,011.50		22,011.50
5450	Storm Water Mains/Basins		20,102.00		20,102.00
5455	Non Statutory Reserves		5,165.00		5,165.00
5490	Reserve Interest-Current		823.79		823.79
	<b>Subtotal Reserves</b>	.00	222,203.22	.00	222,203.22

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Balance Sheet  
As of 06/30/18

Account	Description	Operating	Reserves	Other	Totals
EQUITY:					
5510	Retained Earnings	21,093.80			21,093.80
	Current Year Net Income/(Loss)	9,128.58	.00	.00	9,128.58
	Subtotal Equity	30,222.38	.00	.00	30,222.38
	TOTAL LIABILITIES & EQUITY	69,240.52	222,203.22	.00	291,443.74

# Creekside Preserve HOA

## Reserve Statement As of 06/30/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE	
<b>RESERVES:</b>					
5050	Basketball Court	4,376.00	0.00	0.00	4,376.00
5140	Fence	7,652.16	1,005.50	0.00	8,657.66
5147	Gate	8,940.66	1,042.00	0.00	9,982.66
5175	Well	(3,622.68)	1,401.05	0.00	(2,221.63)
5230	Monuments	3,475.22	54.50	0.00	3,529.72
5320	Paving	130,879.39	10,279.00	0.00	141,158.39
5336	Playground	7,069.63	1,548.50	0.00	8,618.13
5420	Sealcoating	17,414.00	4,597.50	0.00	22,011.50
5450	Storm Water Mains/Basins	10,000.00	10,102.00	0.00	20,102.00
5455	Non Statutory Reserves	0.00	5,165.00	0.00	5,165.00
5490	Reserve Interest-Current	402.40	1,226.19	804.80	823.79
5491	Reserve Interest-Prior Year	492.65	804.80	1,297.45	0.00
	Subtotal Reserves	187,079.43	37,226.04	2,102.25	222,203.22
	<b>TOTAL RESERVES</b>	187,079.43	37,226.04	2,102.25	222,203.22

### Creekside Preserve HOA

Income/Expense Statement  
 Period: 06/01/18 to 06/30/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
<b>INCOME:</b>								
06200	Maintenance Assessments	11,083.34	11,083.33	.01	66,501.12	66,499.98	1.14	133,000.00
06210	Reserve Income	5,716.67	5,716.67	.00	34,298.92	34,300.02	(1.10)	68,600.00
06310	Gate Openers/Key Cards	140.00	.00	140.00	990.00	.00	990.00	.00
06340	Late Fees/Past Due Interest	232.25	.00	232.25	1,594.44	.00	1,594.44	.00
06580	Application Fees	.00	.00	.00	375.00	.00	375.00	.00
06920	Miscellaneous Income	(75.00)	.00	(75.00)	505.00	.00	505.00	.00
	<b>Subtotal Income</b>	<b>17,097.26</b>	<b>16,800.00</b>	<b>297.26</b>	<b>104,264.48</b>	<b>100,800.00</b>	<b>3,464.48</b>	<b>201,600.00</b>
<b>EXPENSES</b>								
<b>Administrative</b>								
07005	Bad Debt Expense	83.33	83.33	.00	499.98	499.98	.00	1,000.00
07020	Dues/License/Fees	.00	8.33	8.33	122.50	49.98	(72.52)	100.00
07100	Insurance	555.22	533.33	(21.89)	3,331.32	3,199.98	(131.34)	6,400.00
07140	Professional Fees: Taxes/Audi	.00	83.33	83.33	190.00	499.98	309.98	1,000.00
07150	Professional Fees	118.83	325.00	206.17	1,131.21	1,950.00	818.79	3,900.00
07200	Management Fees	1,183.34	1,183.33	(.01)	7,100.04	7,099.98	(.06)	14,200.00
07250	Office: Svc/Supplies	424.09	416.67	(7.42)	5,342.10	2,500.02	(2,842.08)	5,000.00
07260	Office: Postage	(241.54)	125.00	366.54	1,077.46	750.00	(327.46)	1,500.00
	<b>Administrative</b>	<b>2,123.27</b>	<b>2,758.32</b>	<b>635.05</b>	<b>18,794.61</b>	<b>16,549.92</b>	<b>(2,244.69)</b>	<b>33,100.00</b>
<b>Grounds</b>								
07520	Irrigation Repairs	.00	208.33	208.33	2,108.00	1,249.98	(858.02)	2,500.00
07550	Aquatic Maintenance	400.00	425.00	25.00	2,400.00	2,550.00	150.00	5,100.00
07600	Landscaping Contract	4,200.00	4,200.00	.00	25,200.00	25,200.00	.00	50,400.00
07610	Landscape Misc	1,094.50	.00	(1,094.50)	1,143.14	.00	(1,143.14)	.00
07650	Landscape Replacement	160.00	1,493.33	1,333.33	400.00	8,959.98	8,559.98	17,920.00
07690	Preserve Maintenance	.00	166.66	166.66	.00	999.96	999.96	2,000.00
07800	Tree Trimming	800.00	250.00	(550.00)	800.00	1,500.00	700.00	3,000.00
	<b>Grounds</b>	<b>6,654.50</b>	<b>6,743.32</b>	<b>88.82</b>	<b>32,051.14</b>	<b>40,459.92</b>	<b>8,408.78</b>	<b>80,920.00</b>
<b>Maintenance</b>								
08010	General Maintenance/Repairs	.00	283.33	283.33	360.42	1,699.98	1,339.56	3,400.00
08130	Street Light Repairs	560.00	41.67	(518.33)	1,877.50	250.02	(1,627.48)	500.00
08135	Gate Maintenance	1,439.86	100.00	(1,339.86)	2,238.63	600.00	(1,638.63)	1,200.00
08230	Playground Maintenance	.00	41.67	41.67	400.00	250.02	(149.98)	500.00
08260	Powerwash	.00	166.67	166.67	.00	1,000.02	1,000.02	2,000.00
	<b>Maintenance</b>	<b>1,999.86</b>	<b>633.34</b>	<b>(1,366.52)</b>	<b>4,876.55</b>	<b>3,800.04</b>	<b>(1,076.51)</b>	<b>7,600.00</b>

### Creekside Preserve HOA

Income/Expense Statement  
 Period: 06/01/18 to 06/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Utilities								
08620	Electricity	654.12	833.33	179.21	4,499.69	4,999.98	500.29	10,000.00
08675	Telephone - Gates	91.07	115.00	23.93	613.87	690.00	76.13	1,380.00
	Utilities	<u>745.19</u>	<u>948.33</u>	<u>203.14</u>	<u>5,113.56</u>	<u>5,689.98</u>	<u>576.42</u>	<u>11,380.00</u>
Other								
09970	Transfer to Reserves	5,716.67	5,716.67	.00	34,300.04	34,300.02	(.02)	68,600.00
	Other	<u>5,716.67</u>	<u>5,716.67</u>	<u>.00</u>	<u>34,300.04</u>	<u>34,300.02</u>	<u>(.02)</u>	<u>68,600.00</u>
	TOTAL EXPENSES	17,239.49	16,799.98	(439.51)	95,135.90	100,799.88	5,663.98	201,600.00
	Current Year Net Income/(loss)	(142.23)	.02	(142.25)	9,128.58	.12	9,128.46	.00
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