

# Creekside Preserve HOA

Balance Sheet  
As of 12/31/18

Account	Description	Operating	Reserves	Other	Totals
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### ASSETS

1010	Cadence; Operating; 6467	54,198.17			54,198.17
1070	Spirit Account	300.00			300.00
1210	Cadence Rsv MMA; 7523; 0.30%		164,374.98		164,374.98
1220	FL Comm; RSVS; CD; 5100; 2%		92,398.25		92,398.25
1310	Accounts Receivable	7,099.21			7,099.21
1315	Allowance for Bad Debt	(6,327.02)			(6,327.02)
1610	Prepaid Insurance	5,620.80			5,620.80
1800	Utility Deposits	2,798.00			2,798.00
	<b>TOTAL ASSETS</b>	63,689.16	256,773.23	.00	320,462.39
		63,689.16	256,773.23	.00	320,462.39

### LIABILITIES & EQUITY

**CURRENT LIABILITIES:**

3010	Accounts Payable	2,136.82			2,136.82
3100	Security Deposits	9,500.00			9,500.00
3310	Prepaid Owner Assessments	29,539.91			29,539.91
	<b>Subtotal Current Liab.</b>	41,176.73	.00	.00	41,176.73

**RESERVES:**

5050	Basketball Court		4,376.00		4,376.00
5140	Fence		9,663.16		9,663.16
5147	Gate		11,024.66		11,024.66
5175	Well		(1,715.63)		(1,715.63)
5230	Monuments		3,584.22		3,584.22
5320	Paving		151,437.39		151,437.39
5336	Playground		10,166.63		10,166.63
5420	Sealcoating		26,609.00		26,609.00
5450	Storm Water Mains/Basins		30,204.00		30,204.00
5455	Non Statutory Reserves		10,330.00		10,330.00
5490	Reserve Interest-Current		1,093.80		1,093.80
	<b>Subtotal Reserves</b>	.00	256,773.23	.00	256,773.23

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Balance Sheet  
As of 12/31/18

Account	Description	Operating	Reserves	Other	Totals
EQUITY:					
5510	Retained Earnings	21,093.80			21,093.80
	Current Year Net Income/(Loss)	1,418.63	.00	.00	1,418.63
	Subtotal Equity	22,512.43	.00	.00	22,512.43
	TOTAL LIABILITIES & EQUITY	63,689.16	256,773.23	.00	320,462.39

# Creekside Preserve HOA

## Reserve Statement As of 12/31/18

		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	2,011.00	0.00	9,663.16
5147	Gate	8,940.66	2,084.00	0.00	11,024.66
5175	Well	(3,622.68)	1,907.05	0.00	(1,715.63)
5230	Monuments	3,475.22	109.00	0.00	3,584.22
5320	Paving	130,879.39	20,558.00	0.00	151,437.39
5336	Playground	7,069.63	3,097.00	0.00	10,166.63
5420	Sealcoating	17,414.00	9,195.00	0.00	26,609.00
5450	Storm Water Mains/Basins	10,000.00	20,204.00	0.00	30,204.00
5455	Non Statutory Reserves	0.00	10,330.00	0.00	10,330.00
5490	Reserve Interest-Current	402.40	1,496.20	804.80	1,093.80
5491	Reserve Interest-Prior Year	492.65	804.80	1,297.45	0.00
	Subtotal Reserves	187,079.43	71,796.05	2,102.25	256,773.23
	TOTAL RESERVES	187,079.43	71,796.05	2,102.25	256,773.23

**Creekside Preserve HOA**  
 Income/Expense Statement  
 Period: 12/01/18 to 12/31/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06200	Maintenance Assessments	11,083.34	11,083.37	(.03)	133,002.24	133,000.00	2.24	133,000.00
06210	Reserve Income	5,716.67	5,716.63	.04	68,597.84	68,600.00	(2.16)	68,600.00
06310	Gate Openers/Key Cards	210.00	.00	210.00	1,670.00	.00	1,670.00	.00
06340	Late Fees/Past Due Interest	.00	.00	.00	4,069.02	.00	4,069.02	.00
06580	Application Fees	.00	.00	.00	620.00	.00	620.00	.00
06920	Miscellaneous Income	150.00	.00	150.00	955.00	.00	955.00	.00
	Subtotal Income	17,160.01	16,800.00	360.01	208,914.10	201,600.00	7,314.10	201,600.00
EXPENSES								
Administrative								
07005	Bad Debt Expense	83.33	83.37	.04	999.96	1,000.00	.04	1,000.00
07020	Dues/License/Fees	.00	8.37	8.37	122.50	100.00	(22.50)	100.00
07100	Insurance	670.73	533.37	(137.36)	7,124.65	6,400.00	(724.65)	6,400.00
07140	Professional Fees: Taxes/Audi	.00	83.37	83.37	190.00	1,000.00	810.00	1,000.00
07150	Professional Fees	1,508.01	325.00	(1,183.01)	13,305.37	3,900.00	(9,405.37)	3,900.00
07200	Management Fees	1,183.34	1,183.37	.03	14,200.08	14,200.00	(.08)	14,200.00
07250	Office: Svc/Supplies	1,496.73	416.63	(1,080.10)	10,496.95	5,000.00	(5,496.95)	5,000.00
07260	Office: Postage	375.69	125.00	(250.69)	1,557.03	1,500.00	(57.03)	1,500.00
	Administrative	5,317.83	2,758.48	(2,559.35)	47,996.54	33,100.00	(14,896.54)	33,100.00
Grounds								
07520	Irrigation Repairs	1,285.00	208.37	(1,076.63)	8,664.00	2,500.00	(6,164.00)	2,500.00
07550	Aquatic Maintenance	400.00	425.00	25.00	4,800.00	5,100.00	300.00	5,100.00
07600	Landscaping Contract	4,200.00	4,200.00	.00	50,400.00	50,400.00	.00	50,400.00
07610	Landscape Misc	2,250.00	.00	(2,250.00)	5,403.81	.00	(5,403.81)	.00
07650	Landscape Replacement	.00	1,493.37	1,493.37	400.00	17,920.00	17,520.00	17,920.00
07690	Preserve Maintenance	.00	166.74	166.74	.00	2,000.00	2,000.00	2,000.00
07800	Tree Trimming	.00	250.00	250.00	2,450.00	3,000.00	550.00	3,000.00
	Grounds	8,135.00	6,743.48	(1,391.52)	72,117.81	80,920.00	8,802.19	80,920.00
Maintenance								
08010	General Maintenance/Repairs	.00	283.37	283.37	422.59	3,400.00	2,977.41	3,400.00
08130	Street Light Repairs	.00	41.63	41.63	3,727.50	500.00	(3,227.50)	500.00
08135	Gate Maintenance	78.15	100.00	21.85	3,914.14	1,200.00	(2,714.14)	1,200.00
08230	Playground Maintenance	.00	41.63	41.63	400.00	500.00	100.00	500.00
08260	Powerwash	.00	166.63	166.63	940.00	2,000.00	1,060.00	2,000.00
	Maintenance	78.15	633.26	555.11	9,404.23	7,600.00	(1,804.23)	7,600.00

