

Creekside Preserve HOA, Inc.

Financial Statements

**For the Month
And Ten-Month Period
Ending
October 31, 2019**

(Unaudited)

Creekside Preserve HOA

Balance Sheet As of 10/31/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence; Operating; 6467	35,467.67			35,467.67
1070	Spirit Account	300.00			300.00
1210	Cadence RSVMMMA; 7523; 1.39%		187,834.05		187,834.05
1221	Iberia; RSVCD; 5/11/20; 2.66%		25,000.00		25,000.00
1222	Valley; RSVCD; 5/30/20; 2.60%		25,000.00		25,000.00
1223	Valley; RSVCD; 6/10/20; 2.60%		100,000.00		100,000.00
1310	Accounts Receivable	12,437.93			12,437.93
1315	Allowance for Bad Debt	(4,820.26)			(4,820.26)
1610	Prepaid Insurance	7,378.13			7,378.13
1800	Utility Deposits	2,798.00			2,798.00
	TOTAL ASSETS	53,561.47	337,834.05	.00	391,395.52
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3010	Accounts Payable	988.78			988.78
3050	Deferred Revenue	22,101.33			22,101.33
3100	Security Deposits	10,000.00			10,000.00
3310	Prepaid Owner Assessments	4,387.29			4,387.29
	Subtotal Current Liab.	37,477.40	.00	.00	37,477.40
RESERVES:					
5050	Basketball Court		4,376.00		4,376.00
5140	Fence		11,663.16		11,663.16
5147	Gate		13,024.66		13,024.66
5175	Well		(315.63)		(315.63)
5230	Monuments		3,684.22		3,684.22
5320	Paving		171,837.39		171,837.39
5336	Playground		13,218.63		13,218.63
5420	Sealcoating		36,009.00		36,009.00
5450	Storm Water Mains/Basins		50,204.00		50,204.00
5455	Non Statutory Reserves		29,930.00		29,930.00
5490	Reserve Interest-Current		3,108.82		3,108.82
5491	Reserve Interest-Prior Year		1,093.80		1,093.80
	Subtotal Reserves	.00	337,834.05	.00	337,834.05

Creekside Preserve HOA

Balance Sheet As of 10/31/19

Account	Description	Operating	Reserves	Other	Totals
EQUITY:					
5510	Retained Earnings	22,512.43			22,512.43
5512	Prior Year Adjustment	(1,595.00)			(1,595.00)
	Current Year Net Income/(Loss)	(4,833.36)	.00	.00	(4,833.36)
	Subtotal Equity	16,084.07	.00	.00	16,084.07
	TOTAL LIABILITIES & EQUITY	53,561.47	337,834.05	.00	391,395.52

Creekside Preserve HOA

Reserve Statement As of 10/31/19

		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	9,663.16	2,000.00	0.00	11,663.16
5147	Gate	11,024.66	2,000.00	0.00	13,024.66
5175	Well	(1,715.63)	1,400.00	0.00	(315.63)
5230	Monuments	3,584.22	100.00	0.00	3,684.22
5320	Paving	151,437.39	20,400.00	0.00	171,837.39
5336	Playground	10,166.63	3,052.00	0.00	13,218.63
5420	Sealcoating	26,609.00	9,400.00	0.00	36,009.00
5450	Storm Water Mains/Basins	30,204.00	20,000.00	0.00	50,204.00
5455	Non Statutory Reserves	10,330.00	19,600.00	0.00	29,930.00
5490	Reserve Interest-Current	0.00	3,108.82	0.00	3,108.82
5491	Reserve Interest-Prior Year	1,093.80	0.00	0.00	1,093.80
	Subtotal Reserves	256,773.23	81,060.82	0.00	337,834.05
	TOTAL RESERVES	256,773.23	81,060.82	0.00	337,834.05

Creekside Preserve HOA
 Income/Expense Statement
 Period: 10/01/19 to 10/31/19

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06200	Maintenance Assessments	11,050.67	11,022.17	28.50	110,506.67	110,221.70	284.97	132,266.00
06210	Reserve Income	6,496.00	6,556.17	(60.17)	64,960.00	65,561.70	(601.70)	78,674.00
06310	Gate Openers/Key Cards	120.00	.00	120.00	1,030.00	.00	1,030.00	.00
06340	Late Fees/Past Due Interest	596.08	.00	596.08	1,541.39	.00	1,541.39	.00
06580	Application Fees	.00	.00	.00	875.00	.00	875.00	.00
06920	Miscellaneous Income	75.00	.00	75.00	680.00	.00	680.00	.00
	Subtotal Income	18,337.75	17,578.34	759.41	179,593.06	175,783.40	3,809.66	210,940.00
EXPENSES								
Administrative								
07005	Bad Debt Expense	83.33	83.33	.00	(888.79)	833.30	1,722.09	1,000.00
07020	Dues/License/Fees	.00	.00	.00	122.50	62.00	(60.50)	62.00
07100	Insurance	737.81	592.58	(145.23)	7,096.42	5,925.80	(1,170.62)	7,111.00
07140	Professional Fees: Taxes/Audi	.00	.00	.00	195.00	195.00	.00	195.00
07150	Prof. Fees - Legal	2,043.05	791.67	(1,251.38)	2,040.25	7,916.70	5,876.45	9,500.00
07160	Prof Fees - Engineer	.00	166.67	166.67	.00	1,666.70	1,666.70	2,000.00
07200	Management Fees	1,242.50	1,242.50	.00	12,425.00	12,425.00	.00	14,910.00
07250	Office: Svc/Supplies	(87.30)	416.67	503.97	2,873.03	4,166.70	1,293.67	5,000.00
07260	Office: Postage	144.62	125.00	(19.62)	1,039.53	1,250.00	210.47	1,500.00
07270	Gate Administration	.00	140.00	140.00	.00	1,400.00	1,400.00	1,680.00
07420	Website	.00	41.67	41.67	210.51	416.70	206.19	500.00
	Administrative	4,164.01	3,600.09	(563.92)	25,113.45	36,257.90	11,144.45	43,458.00
Grounds								
07520	Irrigation Repairs	934.08	208.33	(725.75)	19,026.65	2,083.30	(16,943.35)	2,500.00
07550	Aquatic Maintenance	400.00	500.00	100.00	4,000.00	5,000.00	1,000.00	6,000.00
07600	Landscaping Contract	4,400.00	4,480.00	80.00	44,000.00	44,800.00	800.00	53,760.00
07650	Landscape Replacement	.00	250.00	250.00	1,980.00	2,500.00	520.00	3,000.00
07690	Preserve Maintenance	.00	83.33	83.33	1,200.00	833.30	(366.70)	1,000.00
07800	Tree Trimming	.00	.00	.00	3,100.00	2,000.00	(1,100.00)	2,000.00
	Grounds	5,734.08	5,521.66	(212.42)	73,306.65	57,216.60	(16,090.05)	68,260.00
Maintenance								
08010	General Maintenance/Repairs	850.00	250.00	(600.00)	1,700.00	2,500.00	800.00	3,000.00
08130	Street Light Repairs	620.00	83.33	(536.67)	3,445.00	833.30	(2,611.70)	1,000.00
08135	Gate Maintenance	2,519.46	125.00	(2,394.46)	4,080.33	1,250.00	(2,830.33)	1,500.00
08230	Playground Maintenance	.00	41.67	41.67	240.00	416.70	176.70	500.00
08270	Security Equipment	.00	208.33	208.33	.00	2,083.30	2,083.30	2,500.00
	Maintenance	3,989.46	708.33	(3,281.13)	9,465.33	7,083.30	(2,382.03)	8,500.00

Creekside Preserve HOA

Income/Expense Statement
 Period: 10/01/19 to 10/31/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Utilities								
08620	Electricity	569.25	773.08	203.83	9,578.26	7,730.80	(1,847.46)	9,277.00
08675	Telephone - Gates	234.47	105.92	(128.55)	2,002.73	1,059.20	(943.53)	1,271.00
	Utilities	803.72	879.00	75.28	11,580.99	8,790.00	(2,790.99)	10,548.00
Other								
09710	Contingency	.00	125.00	125.00	.00	1,250.00	1,250.00	1,500.00
09970	Transfer to Reserves	6,496.00	6,556.17	60.17	64,960.00	65,561.70	601.70	78,674.00
	Other	6,496.00	6,681.17	185.17	64,960.00	66,811.70	1,851.70	80,174.00
	TOTAL EXPENSES	21,187.27	17,390.25	(3,797.02)	184,426.42	176,159.50	(8,266.92)	210,940.00
	Current Year Net Income/(loss)	(2,849.52)	188.09	(3,037.61)	(4,833.36)	(376.10)	(4,457.26)	.00
=====								