

# **Creekside Preserve HOA**

## **Financial Statements**

**For the Month and  
Three  
Month Period  
Ended  
March 31, 2020**

**(Unaudited)**

# Creekside Preserve HOA

## Balance Sheet As of 03/31/20

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
1010	Cadence; Operating; 6467	46,021.94			46,021.94
1070	Spirit Account	300.00			300.00
1210	Cadence RSVMMMA; 7523; 1.39%		208,477.20		208,477.20
1221	Iberia; RSVCD; 5/11/20; 2.66%		25,000.00		25,000.00
1222	Valley; RSVCD; 5/30/20; 2.60%		25,379.10		25,379.10
1223	Valley; RSVCD; 6/10/20; 2.60%		100,000.00		100,000.00
1310	Accounts Receivable	10,573.67			10,573.67
1315	Allowance for Bad Debt	(6,236.93)			(6,236.93)
1610	Prepaid Insurance	3,689.05			3,689.05
1800	Utility Deposits	2,798.00			2,798.00
	<b>TOTAL ASSETS</b>	57,145.73	358,856.30	.00	416,002.03
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
3010	Accounts Payable	296.01			296.01
3100	Security Deposits	10,300.00			10,300.00
3310	Prepaid Owner Assessments	37,482.98			37,482.98
	<b>Subtotal Current Liab.</b>	48,078.99	.00	.00	48,078.99
<b>RESERVES:</b>					
5050	Basketball Court		4,376.00		4,376.00
5140	Fence		12,165.16		12,165.16
5147	Gate		13,546.91		13,546.91
5175	Well		177.12		177.12
5230	Monuments		3,711.72		3,711.72
5320	Paving		176,977.39		176,977.39
5336	Playground		13,996.88		13,996.88
5420	Sealcoating		38,256.75		38,256.75
5450	Storm Water Mains/Basins		55,256.00		55,256.00
5455	Non Statutory Reserves		34,879.50		34,879.50
5490	Reserve Interest-Current		554.72		554.72
5491	Reserve Interest-Prior Year		4,958.15		4,958.15
	<b>Subtotal Reserves</b>	.00	358,856.30	.00	358,856.30

# Creekside Preserve HOA

## Balance Sheet As of 03/31/20

Account	Description	Operating	Reserves	Other	Totals
EQUITY:					
5510	Retained Earnings	15,524.42			15,524.42
	Current Year Net Income/(Loss)	(6,457.68)	.00	.00	(6,457.68)
	Subtotal Equity	9,066.74	.00	.00	9,066.74
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>57,145.73</b>	<b>358,856.30</b>	<b>.00</b>	<b>416,002.03</b>

# Creekside Preserve HOA

## Reserve Statement As of 03/31/20

		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	11,663.16	502.00	0.00	12,165.16
5147	Gate	13,024.66	522.25	0.00	13,546.91
5175	Well	(315.63)	492.75	0.00	177.12
5230	Monuments	3,684.22	27.50	0.00	3,711.72
5320	Paving	171,837.39	5,140.00	0.00	176,977.39
5336	Playground	13,218.63	778.25	0.00	13,996.88
5420	Sealcoating	36,009.00	2,247.75	0.00	38,256.75
5450	Storm Water Mains/Basins	50,204.00	5,052.00	0.00	55,256.00
5455	Non Statutory Reserves	29,930.00	4,949.50	0.00	34,879.50
5490	Reserve Interest-Current	0.00	554.72	0.00	554.72
5491	Reserve Interest-Prior Year	4,958.15	0.00	0.00	4,958.15
	<b>Subtotal Reserves</b>	338,589.58	20,266.72	0.00	358,856.30
	<b>TOTAL RESERVES</b>	338,589.58	20,266.72	0.00	358,856.30
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**Creekside Preserve HOA**  
 Income/Expense Statement  
 Period: 03/01/20 to 03/31/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
<b>INCOME:</b>								
06200	Maintenance Assessments	11,353.50	11,368.42	(14.92)	34,048.00	34,105.26	(57.26)	136,421.00
06210	Reserve Income	6,570.67	6,572.75	(2.08)	19,712.01	19,718.25	(6.24)	78,873.00
06310	Gate Openers/Key Cards	40.00	.00	40.00	480.00	.00	480.00	.00
06340	Late Fees/Past Due Interest	13.50	.00	13.50	384.75	.00	384.75	.00
06920	Miscellaneous Income	150.00	.00	150.00	505.00	.00	505.00	.00
	<b>Subtotal Income</b>	<b>18,127.67</b>	<b>17,941.17</b>	<b>186.50</b>	<b>55,129.76</b>	<b>53,823.51</b>	<b>1,306.25</b>	<b>215,294.00</b>
<b>EXPENSES</b>								
<b>Administrative</b>								
07005	Bad Debt Expense	416.67	416.67	.00	1,250.01	1,250.01	.00	5,000.00
07020	Dues/License/Fees	.00	10.42	10.42	61.25	31.26	(29.99)	125.00
07100	Insurance	737.82	791.67	53.85	2,213.45	2,375.01	161.56	9,500.00
07140	Professional Fees: Taxes/Audi	.00	15.83	15.83	.00	47.49	47.49	190.00
07150	Prof. Fees - Legal	422.50	416.67	(5.83)	1,032.05	1,250.01	217.96	5,000.00
07200	Management Fees	1,304.63	1,304.67	.04	3,913.89	3,914.01	.12	15,656.00
07250	Office: Svc/Supplies	87.65	333.33	245.68	2,108.59	999.99	(1,108.60)	4,000.00
07260	Office: Postage	24.14	166.67	142.53	442.14	500.01	57.87	2,000.00
07420	Website	.00	8.33	8.33	80.13	24.99	(55.14)	100.00
	<b>Administrative</b>	<b>2,993.41</b>	<b>3,464.26</b>	<b>470.85</b>	<b>11,101.51</b>	<b>10,392.78</b>	<b>(708.73)</b>	<b>41,571.00</b>
<b>Grounds</b>								
07520	Irrigation Repairs	322.80	416.67	93.87	3,134.20	1,250.01	(1,884.19)	5,000.00
07550	Aquatic Maintenance	412.00	412.50	.50	1,236.00	1,237.50	1.50	4,950.00
07600	Landscaping Contract	4,400.00	4,400.00	.00	13,200.00	13,200.00	.00	52,800.00
07650	Landscape Replacement	.00	250.00	250.00	2,830.00	750.00	(2,080.00)	3,000.00
07690	Preserve Maintenance	.00	.00	.00	1,200.00	.00	(1,200.00)	.00
07800	Tree Trimming	1,400.00	166.67	(1,233.33)	1,400.00	500.01	(899.99)	2,000.00
	<b>Grounds</b>	<b>6,534.80</b>	<b>5,645.84</b>	<b>(888.96)</b>	<b>23,000.20</b>	<b>16,937.52</b>	<b>(6,062.68)</b>	<b>67,750.00</b>
<b>Maintenance</b>								
08010	General Maintenance/Repairs	.00	83.33	83.33	460.10	249.99	(210.11)	1,000.00
08130	Street Light Repairs	.00	83.33	83.33	.00	249.99	249.99	1,000.00
08135	Gate Maintenance	246.77	333.33	86.56	4,095.96	999.99	(3,095.97)	4,000.00
08230	Playground Maintenance	.00	41.67	41.67	.00	125.01	125.01	500.00
08260	Powerwash	.00	83.33	83.33	.00	249.99	249.99	1,000.00
08270	Security Equipment	56.66	300.00	243.34	169.98	900.00	730.02	3,600.00
	<b>Maintenance</b>	<b>303.43</b>	<b>924.99</b>	<b>621.56</b>	<b>4,726.04</b>	<b>2,774.97</b>	<b>(1,951.07)</b>	<b>11,100.00</b>

**Creekside Preserve HOA**  
 Income/Expense Statement  
 Period: 03/01/20 to 03/31/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Utilities								
08620	Electricity	768.23	1,000.00	231.77	2,339.99	3,000.00	660.01	12,000.00
08675	Telephone - Gates	236.01	83.33	(152.68)	707.69	249.99	(457.70)	1,000.00
	Utilities	1,004.24	1,083.33	79.09	3,047.68	3,249.99	202.31	13,000.00
Other								
09710	Contingency	.00	250.00	250.00	.00	750.00	750.00	3,000.00
09970	Transfer to Reserves	6,570.67	6,572.75	2.08	19,712.01	19,718.25	6.24	78,873.00
	Other	6,570.67	6,822.75	252.08	19,712.01	20,468.25	756.24	81,873.00
	TOTAL EXPENSES	17,406.55	17,941.17	534.62	61,587.44	53,823.51	(7,763.93)	215,294.00
	Current Year Net Income/(loss)	721.12	.00	721.12	(6,457.68)	.00	(6,457.68)	.00
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