

Creciente Condominium Association, Inc.
Balance Sheet
As of June 30, 2017

	<u>Total</u>	<u>Operating</u>	<u>Replacement</u>
ASSETS			
1000 Cash			
1005 Comcast Reward Card	\$ 236.02	236.02	
1010 Petty Cash	75.40	75.40	
1020 Operating Checking Account	456,127.35	456,127.35	
1030 Replacement Checking Acct	475,964.25		475,964.25
Total 1000 Cash	932,403.02	456,438.77	475,964.25
1410 Accounts Receivable - Owners	(39,847.58)	(39,847.58)	
1430 Undeposited Funds	4,100.00	4,100.00	
1500 Allowance / Doubtful Accts	(3,600.00)	(3,600.00)	
1610 Prepaid Insurance	130,928.00	130,928.00	
1620 Prepaid Expenses - Other	8,982.00	8,982.00	
1710 Due from Operating	128,086.17		128,086.17
TOTAL ASSETS	\$ 1,161,051.61	557,001.19	604,050.42
LIABILITIES & EQUITY			
Liabilities			
2010 Accounts Payables	18,174.61	18,174.61	
2120 Due to Replacement Fund	128,086.17	128,086.17	
2140 Insurance Payable	1,979.00	1,979.00	
2160 Payroll Taxes	1,771.85	1,771.85	
2170 Due to Social Committee	2,355.68	2,355.68	
2180 Due to Logo Fund	(220.59)	(220.59)	
Total Liabilities	152,146.72	152,146.72	0.00
Equity			
3100 Replacement Fund	90,431.18		90,431.18
3200 Unrestricted Fund	423,164.88	423,164.88	
Net Income	495,308.83	(18,310.41)	513,619.24
Total Equity	1,008,904.89	404,854.47	604,050.42
TOTAL LIABILITIES & EQUITY	\$ 1,161,051.61	557,001.19	604,050.42

Creciente Condominium Association, Inc/.

Six Months Ended June 30, 2017

	<u>Actual</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
REVENUERS				
4000 Replacement Funds				
4010 Maintenance Fees	\$ 115,260	115,260	-	100.00%
4020 Interest	468	300	168	155.85%
4030 Special Assessment/garage	598,500	400,000	198,500	149.63%
Total 4000 Replacement Funds	714,228	515,560	198,668	138.53%
4100 Operating Funds				
4110 Maintenance Fees	615,600	615,600	-	100.00%
4120 Interest	251	150	101	167.09%
4130 Late Fee / NSF Charges	245	350	(105)	70.00%
4140 Consent to Transfer	500	600	(100)	83.33%
4150 Security Keys	370	50	320	740.00%
4160 Faxes and Copy Fees	46	15	31	304.67%
4170 Mailbox Locks	30	15	15	200.00%
4190 Miscellaneous Income	970	150	820	646.85%
Total 4100 Operating Funds	618,012	616,930	1,082	100.18%
Total revenues	\$ 1,332,239	1,132,490	199,749	117.64%
EXPENSES				
4200 Replacement				
4240 Painting & Concrete Restoration	53,213	400,000	(346,787)	13.30%
4330 Outdoor Lighting / Signs	-	6,000	(6,000)	0.00%
4460 Plumbing - Major	48,359	0	48,359	
4480 Pest Control	23,400	24,000	(600)	97.50%
4490 Flood Zone	15,000	-	15,000	100.00%
4495 Landscaping	1,852	-	1,852	100.00%
4500 Garage Deck Project	58,785	15,000	43,785	391.90%
Total 4200 Replacement	200,608	445,000	(244,392)	45.1%
5100 Personnel				
5110 Salary ~ Manager	22,622	22,819	(197)	99.135%
5120 Wages~Office Administrator	6,642	8,173	(1,531)	81.268%
5130 Wages ~ Maintenance	11,836	11,829	7	100.061%
5140 Wages ~ Housekeeping	15,026	18,571	(3,545)	80.909%
5145 Housekeeping Contractor	2,795	-	2,795	100.00%
5160 Soc. Sec. / Medicare Taxes	4,271	4,409	(138)	81.991%
5170 Federal Unemployment (940)	167	195	(28)	103.051%
5175 Florida Unemployment Tax	43	-	43	100.00%
5180 Health Insurance	2,245	6,000	(3,755)	37.413%
5190 Continued Education	-	250	(250)	0.00%
5195 Uniform Allowance	74	150	(76)	49.467%
Total 5100 Personnel	65,720	72,396	(6,676)	89.998%
5200 Administration				
5210 Mileage Reimbursement	-	50	(50)	0.00%
5220 Cell Phone	380	425	(45)	89.44%
5230 Internet	1,783	2,000	(217)	89.128%
5240 Postage and Delivery	300	340	(40)	88.359%
5250 Copier / Fax Supplies	569	500	69	113.712%
5260 Gen Off Supplies & Expense	1,737	1,249	488	138.918%
5270 Equipment Replacement	62	400	(338)	15.443%
5290 ~ Bad Debt Expense	3,600	4,000	(400)	90.00%
5295 State Licenses	749	750	(1)	99.90%
Total 5200 Administration	9,180	9,714	(534)	94.48%

Creciente Condominium Association, Inc./

Six Months Ended June 30, 2017

	<u>Actual</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5300 Transfers				
5310 Trans to Replacement Funds	115,260	115,260	-	100.00%
Total 5300 Transfers	115,260	115,260	-	100.00%
5400 Professional				
5410 Legal Fees	3,274	4,800	(1,526)	68.208%
5420 Audit Fees	3,500	3,500	-	100.00%
Total 5400 Professional	6,774	8,300	(1,526)	81.614%
5500 Insurance				
5510 General Liability	4,868	4,866	2	100.041%
5520 Flood	107,072	100,440	6,632	106.603%
5530 Property	74,373	74,371	2	100.003%
5540 Umbrella	1,396	1,397	(1)	99.928%
5550 Condo DIS	2,411	-	2,411	100.00%
5560 Workers Compensation	2,690	2,693	(3)	99.889%
5570 Appraisal for Insurance	400	500	(100)	80.00%
5580 Cyber Liability	587	-	587	100.00%
Total 5500 Insurance	193,797	184,267	9,530	105.172%
5600 Buildings				
5610 General Contracted	4,308	1,200	3,108	358.964%
5620 Air Conditioner Maintenance	95	-	95	100.00%
5630 Plumbing	47,160	17,000	30,160	277.413%
5635 Drywall Repairs	323	800	(477)	40.436%
5640 Pest Control Services	1,656	2,350	(694)	70.468%
5660 Water Pump Inspection	900	2,000	(1,100)	45.00%
5670 Decorating Supplies	-	500	(500)	0.00%
5680 General Supplies	4,855	4,700	155	103.30%
5690 Equipment Replacement	152	1,000	(848)	15.157%
Total 5600 Buildings	59,449	29,550	29,899	201.181%
5700 Elevators				
5710 General Maintenance	17,428	1,000	16,428	1,742.80%
5720 Annual Contract	4,994	5,900	(906)	84.651%
5730 License	450	450	-	100.00%
5750 State Inspections	900	1,000	(100)	90.00%
Total 5700 Elevators	23,772	8,350	15,422	284.699%
5800 Grounds				
5820 Landscape Contract	12,875	12,870	5	100.039%
5825 Annual Plants / Mulch	12,155	8,500	3,655	142.994%
5830 Tree Trimming	2,302	-	2,302	100.00%
5840 Irrigation	375	1,800	(1,426)	20.806%
5850 Beach Raking	685	685	-	100.00%
5860 Palm Injections	200	460	(260)	43.478%
5870 General Supplies	699	250	449	279.692%
5880 Equipment Replacement	-	400	(400)	0.00%
5890 Damaged Plants/Frost Prot.	-	1,500	(1,500)	0.00%
Total 5800 Grounds	29,290	26,465	2,825	110.675%
5900 Pool				
5910 General Contracted	-	1,000	(1,000)	0.00%
5920 Permit	250	250	-	100.00%
5930 General Supplies	3,507	3,000	507	116.892%
5940 Equipment Replacement	349	1,000	(651)	34.90%

Creciente Condominium Association, Inc/.

Six Months Ended June 30, 2017

	<u>Actual</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total 5900 Pool	4,106	5,250	(1,144)	78.205%
6000 Fitness & Entertainment				
6010 Tennis Court Repair & Main	-	400	(400)	0.00%
6020 Gym ~ General Contract	300	300	-	100.00%
Total 6000 Fitness & Entertainment	300	700	(400)	42.857%
6100 Security				
6110 General Contracted	1,216	-	1,216	100.00%
6120 Fire Protection	4,607	9,250	(4,643)	49.802%
6180 Gen Repair/Main & Supplies	-	800	(800)	0.00%
Total 6100 Security	5,822	10,050	(4,228)	57.933%
6200 Utilities				
6210 Cable Television	46,273	45,750	523	118.003%
6220 Electricity	16,579	17,500	(922)	94.734%
6230 LP Gas	239	1,000	(761)	23.899%
6240 Telephone	2,524	2,540	(16)	99.375%
6250 Trash Removal	6,827	6,720	107	101.59%
6260 Water & Sewer	50,410	52,000	(1,590)	96.942%
Total 6200 Utilities	122,851	125,510	(2,659)	104.027%
Total Expense	836,930	1,040,812	(196,185)	81.151%
Net Income	\$ 495,309	91,678	395,934	531.875%
Replacement				
Revenues	714,228	515,560	198,668	138.534%
Expenses	(200,608)	(445,000)	244,392	100.00%
Net Income	513,619	70,560	443,059	727.918%
Operating				
Revenues	618,012	616,930	1,082	100.175%
Expenses	(636,322)	(595,812)	(40,510)	100.00%
Net Income	(18,310)	21,118	(39,428)	(123.152%)
Total net income	\$ 495,309	91,678	403,631	531.875%