

Creekside Preserve Homeowners Association, Inc.

Financial Statements

For the Month and
Six
Month Period
Ended
June 30, 2017

(Unaudited)

Creekside Preserve HOA

Balance Sheet
As of 06/30/17

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence; Operating; 6467	32,540.77			32,540.77
1070	Spirit Account	300.00			300.00
1210	Cadence Rsv MMA; 7523; 0.30%		120,219.33		120,219.33
1215	1st Manatee;RSVMMA;5079; 0.30%		91,778.47		91,778.47
1280	Interfund Transfer	24,250.00			24,250.00
1290	Interfund Transfer		(24,250.00)		(24,250.00)
1310	Accounts Receivable	4,077.02			4,077.02
1315	Allowance for Bad Debt	(4,077.02)			(4,077.02)
1610	Prepaid Insurance	629.95			629.95
1800	Utility Deposits	2,798.00			2,798.00
	TOTAL ASSETS	<u>60,518.72</u>	<u>187,747.80</u>	<u>.00</u>	<u>248,266.52</u>
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3010	Accounts Payable	19,419.22			19,419.22
3100	Security Deposits	6,600.00			6,600.00
3310	Prepaid Owner Assessments	27,631.61			27,631.61
	Subtotal Current Liab.	<u>53,650.83</u>	<u>.00</u>	<u>.00</u>	<u>53,650.83</u>
RESERVES:					
5050	Basketball Court		4,376.00		4,376.00
5140	Fence		6,647.16		6,647.16
5147	Gate		8,325.66		8,325.66
5175	Well		20,328.82		20,328.82
5230	Monuments		3,420.82		3,420.82
5320	Paving		120,601.39		120,601.39
5336	Playground		5,521.15		5,521.15
5420	Sealcoating		12,816.00		12,816.00
5450	Storm Water Mains/Basins		5,000.00		5,000.00
5490	Reserve Interest-Current		218.15		218.15
5491	Reserve Interest-Prior Year		492.65		492.65
	Subtotal Reserves	<u>.00</u>	<u>187,747.80</u>	<u>.00</u>	<u>187,747.80</u>

Creekside Preserve HOA

Balance Sheet As of 06/30/17

Account	Description	Operating	Reserves	Other	Totals
EQUITY:					
5510	Retained Earnings	32,037.63			32,037.63
	Current Year Net Income/(Loss)	(25,169.74)	.00	.00	(25,169.74)
	Subtotal Equity	6,867.89	.00	.00	6,867.89
	TOTAL LIABILITIES & EQUITY	60,518.72	187,747.80	.00	248,266.52

Creekside Preserve HOA

Reserve Statement As of 06/30/17

		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	5,641.91	1,005.25	0.00	6,647.16
5147	Gate	31,960.66	615.00	24,250.00	8,325.66
5175	Well	20,328.82	0.00	0.00	20,328.82
5230	Monuments	3,366.37	54.45	0.00	3,420.82
5320	Paving	110,323.95	10,278.00	0.56	120,601.39
5336	Playground	3,972.41	1,548.74	0.00	5,521.15
5420	Sealcoating	8,218.00	4,598.00	0.00	12,816.00
5450	Storm Water Mains/Basins	0.00	5,000.00	0.00	5,000.00
5490	Reserve Interest-Current	332.37	218.15	332.37	218.15
5491	Reserve Interest-Prior Year	0.00	492.65	0.00	492.65
	Subtotal Reserves	188,520.49	23,810.24	24,582.93	187,747.80
	TOTAL RESERVES	188,520.49	23,810.24	24,582.93	187,747.80
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Creekside Preserve HOA
 Income/Expense Statement
 Period: 06/01/17 to 06/30/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06200	Maintenance Assessments	11,083.33	11,083.33	.00	66,501.12	66,499.98	1.14	133,000.00
06210	Reserve Income	3,850.00	3,850.00	.00	23,098.88	23,100.00	(1.12)	46,200.00
06310	Gate Openers/Key Cards	.00	.00	.00	320.00	.00	320.00	.00
06340	Late Fees/Past Due Interest	.00	.00	.00	1,568.19	.00	1,568.19	.00
06580	Application Fees	.00	.00	.00	625.00	.00	625.00	.00
06920	Miscellaneous Income	.00	.00	.00	590.00	.00	590.00	.00
	Subtotal Income	14,933.33	14,933.33	.00	92,703.19	89,599.98	3,103.21	179,200.00
EXPENSES								
Administrative								
07005	Bad Debt Expense	(323.97)	208.33	532.30	553.57	1,249.98	696.41	2,500.00
07020	Dues/License/Fees	.00	16.67	16.67	61.25	100.02	38.77	200.00
07100	Insurance	315.00	458.33	143.33	1,890.00	2,749.98	859.98	5,500.00
07140	Professional Fees: Taxes/Audi	.00	125.00	125.00	185.00	750.00	565.00	1,500.00
07150	Professional Fees	88.50	416.67	328.17	1,563.50	2,500.02	936.52	5,000.00
07200	Management Fees	1,125.00	1,125.00	.00	6,750.00	6,750.00	.00	13,500.00
07250	Office: Svc/Supplies	146.38	416.67	270.29	3,059.41	2,500.02	(559.39)	5,000.00
07260	Office: Postage	218.54	83.33	(135.21)	765.56	499.98	(265.58)	1,000.00
	Administrative	1,569.45	2,850.00	1,280.55	14,828.29	17,100.00	2,271.71	34,200.00
Grounds								
07520	Irrigation Repairs	.00	333.33	333.33	791.00	1,999.98	1,208.98	4,000.00
07550	Aquatic Maintenance	385.00	383.33	(1.67)	2,310.00	2,299.98	(10.02)	4,600.00
07600	Landscaping Contract	4,050.00	4,083.33	33.33	24,300.00	24,499.98	199.98	49,000.00
07610	Landscape Misc	106.17	.00	(106.17)	106.17	.00	(106.17)	.00
07650	Landscape Replacement	1,300.00	333.33	(966.67)	33,175.00	1,999.98	(31,175.02)	4,000.00
07690	Preserve Maintenance	.00	166.66	166.66	150.00	999.96	849.96	2,000.00
07800	Tree Trimming	(1,300.00)	166.67	1,466.67	2,560.00	1,000.02	(1,559.98)	2,000.00
	Grounds	4,541.17	5,466.65	925.48	63,392.17	32,799.90	(30,592.27)	65,600.00
Maintenance								
08010	General Maintenance/Repairs	2,302.91	125.00	(2,177.91)	2,614.44	750.00	(1,864.44)	1,500.00
08130	Street Light Repairs	448.55	125.00	(323.55)	1,297.10	750.00	(547.10)	1,500.00
08135	Gate Maintenance	21.80	375.00	353.20	3,809.87	2,250.00	(1,559.87)	4,500.00
08230	Playground Maintenance	.00	83.33	83.33	.00	499.98	499.98	1,000.00
08255	Sidewalk Repairs	.00	333.33	333.33	.00	1,999.98	1,999.98	4,000.00
08260	Powerwash	.00	208.33	208.33	1,300.00	1,249.98	(50.02)	2,500.00

Creekside Preserve HOA

Income/Expense Statement
 Period: 06/01/17 to 06/30/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Maintenance	2,773.26	1,249.99	(1,523.27)	9,021.41	7,499.94	(1,521.47)	15,000.00
Utilities								
08620	Electricity	451.04	1,000.00	548.96	5,150.79	6,000.00	849.21	12,000.00
08675	Telephone - Gates	77.39	100.00	22.61	681.39	600.00	(81.39)	1,200.00
	Utilities	528.43	1,100.00	571.57	5,832.18	6,600.00	767.82	13,200.00
Other								
09710	Contingency	1,700.00	416.67	(1,283.33)	1,700.00	2,500.02	800.02	5,000.00
09970	Transfer to Reserves	3,850.00	3,850.00	.00	23,098.88	23,100.00	1.12	46,200.00
	Other	5,550.00	4,266.67	(1,283.33)	24,798.88	25,600.02	801.14	51,200.00
	TOTAL EXPENSES	14,962.31	14,933.31	(29.00)	117,872.93	89,599.86	(28,273.07)	179,200.00
	Current Year Net Income/(loss)	(28.98)	.02	(29.00)	(25,169.74)	.12	(25,169.86)	.00
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