

Creciente Condominium Association Inc.
Balance Sheet
As of September 30, 2016

	Total	Operating	Replacement
ASSETS			
1000 Cash			
1005 Comcast Reward Card	\$ 107.65	107.65	
1010 Pelly Cash	75.00	75.00	
1020 Operating Checking Account	188,703.43	188,703.43	
1030 Replacement Checking Account	<u>117,145.75</u>		<u>117,145.75</u>
Total 1000 Cash	306,031.83	188,886.08	117,145.75
Accounts Receivable			
Total 1400 Receivables	(28,384.90)	(28,384.90)	
1420 Allowance for Doubtful Accts	<u>(19,521.18)</u>	<u>(19,521.18)</u>	
Total Accounts Receivable	(47,906.08)	(47,906.08)	-
1430 Undeposited Funds	3,520.00	3,520.00	
1610 Prepaid Insurance	250,432.93	250,432.93	
1620 Prepaid Expenses - Other	7,881.32	7,881.32	
1620 Prepaid Expenses - OtherD	10,434.66	10,434.66	
1710 Due from Operating	<u>(29,308.61)</u>		<u>(29,308.61)</u>
TOTAL ASSETS	\$ <u>501,086.05</u>	<u>413,248.91</u>	<u>87,837.14</u>
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Total 2000 Payables	(1,973.35)	(1,973.35)	
2120 Due to Maintenance Fund	(29,308.61)	(29,308.61)	
2140 Insurance Payable	200.00	200.00	
2160 Payroll Taxes	3,469.82	3,469.82	
2170 Due to Social Committee	1,873.03	1,873.03	
2180 Due to Logo Fund	<u>(220.59)</u>	<u>(220.59)</u>	
Total Liabilities	(25,959.70)	(25,959.70)	-
Equity			
3100 Replacement Fund	314,508.65		314,508.65
3200 Unrestricted Fund	458,569.28	458,569.28	
3300 Opening Balance Equity	(35,820.00)	(35,820.00)	
Net Income	<u>(20,212.18)</u>	<u>16,459.33</u>	<u>(228,671.51)</u>
Total Equity	<u>527,045.75</u>	<u>439,208.61</u>	<u>87,837.14</u>
TOTAL LIABILITIES AND EQUITY	\$ <u>501,086.05</u>	<u>413,248.91</u>	<u>87,837.14</u>

Cresiente Condominium Association Inc.
Revenues and Expenses - Budget vs.
Nine Months Ended September, 2016

	<u>Actual</u>	<u>Budget</u>	<u>Over (under) Budget</u>	<u>% of Budget</u>
REVENUES				
4000 Replacement Funds				
4010 Maintenance Fees	\$ 157,500.00	157,500.00	-	100.00%
4020 Interest	640.92	900.00	(259.08)	71.213%
Total 4000 Replacement Funds	<u>158,140.92</u>	<u>158,400.00</u>	<u>(259.08)</u>	<u>99.836%</u>
4100 Operating Fund				
4110 Maintenance Fees	879,000.00	877,230.00	1,770.00	100.202%
4120 Interest	215.36	414.00	(198.64)	52.019%
4130 Late Fee / NSF Charges	725.00	378.00	347.00	191.799%
4140 Consent to Transfer	900.00	800.00	100.00	112.50%
4150 Security Keys	67.25	189.00	(121.75)	35.582%
4160 Faxes and Copy Fees	4.60	75.00	(70.40)	6.133%
4170 Mailbox Locks	15.00	34.00	(19.00)	44.118%
4180 Condominium Documents	-	30.00	(30.00)	0.00%
4190 Miscellaneous Income	2,292.35	444.00	1,848.35	516.295%
4195 Prior Years Carryover	38,000.00	38,000.00	-	100.00%
Total 4100 Operating Fund	<u>919,219.56</u>	<u>915,594.00</u>	<u>3,625.56</u>	<u>100.396%</u>
Total Income	\$ <u>1,077,360.48</u>	<u>1,073,994.00</u>	<u>3,366.48</u>	<u>100.313%</u>
Expenses				
4200 Replacement				
4220 Roof	127,670.00	340,000.00	(212,330.00)	37.55%
4230 Paving and Resurfacing	6,592.00	18,690.00	(12,098.00)	35.27%
4240 Painting and Concrete Restoration	17,827.50	32,688.00	(14,860.50)	54.538%
4250 Pool	7,840.00	-	7,840.00	100.00%
4270 Elevators	4,315.00	-	4,315.00	100.00%
4330 Outdoor Lighting / Signs	2,869.40	6,000.00	(3,130.60)	47.823%
4350 Carpeting	185,075.25	100,000.00	65,075.25	165.076%
4370 Lobby Furniture	5,361.98	-	5,361.98	100.00%
4440 Office Furniture and Equipment	3,710.00	-	3,710.00	100.00%
4450 Air Conditioners	-	28,875.00	(28,875.00)	0.00%
4450 Electrical Equipment	5,000.00	30,000.00	(25,000.00)	16.667%
4460 Plumbing - Major	36,376.30	22,000.00	14,376.30	165.347%
4470 Landscape	2,175.00	-	2,175.00	100.00%
Total 4200 Replacement	<u>384,812.43</u>	<u>578,253.00</u>	<u>(193,440.57)</u>	<u>66.547%</u>
5100 Personnel				
5110 Salary ~ Manager	35,209.68	35,207.00	2.68	100.008%
5120 Wages ~ Office Administrator	9,276.00	9,435.00	(159.00)	98.315%
5130 Wages ~ Maintenance	18,571.88	18,573.00	(1.12)	99.994%
5140 Wages ~ Housekeeping	29,167.60	29,152.00	15.60	100.054%
5160 Social Security / Medicare Taxes	7,062.23	7,012.00	50.23	100.716%
5170 Federal Unemployment (940)	168.00	253.00	(85.00)	66.403%
5175 Florida Unemployment Tax	49.81	60.00	(10.19)	83.017%
5180 Health Insurance	4,890.82	4,500.00	490.82	110.907%
5190 Continued Education	330.00	250.00	80.00	132.00%
5195 Uniform Allowance	-	500.00	(500.00)	0.00%
Total 5100 Personnel	<u>104,826.02</u>	<u>104,942.00</u>	<u>(115.98)</u>	<u>99.889%</u>

Revenues and Expenses - Budget vs.
Nine Months Ended September, 2016

	Actual	Budget	Over (under) Budget	% of Budget
5200 Administration				
5210 Mileage Reimbursement	-	75.00	(75.00)	0.00%
5220 Cell Phone	151.54	150.00	1.54	101.027%
5230 Internet	2,881.44	3,975.00	(1,093.56)	72.489%
5240 Postage and Delivery	184.32	525.00	(340.68)	35.109%
5250 Copier / Fax Supplies	704.07	375.00	329.07	187.752%
5260 General Office Supplies	4,762.70	1,875.00	2,887.70	254.011%
5270 Equipment Replacement	260.97	250.00	10.97	104.388%
5290 - Bad Debt Expense	5,130.00	5,130.00	-	100.00%
5295 Licenses	61.25	750.00	(688.75)	8.167%
Total 5200 Administration	14,136.29	13,105.00	1,031.29	107.869%
5300 Transfers and Licenses				
5310 Transfer to Replacement Funds	157,500.00	157,500.00	-	100.00%
Total 5300 Transfers and Licenses	157,500.00	157,500.00	-	100.00%
5400 Professional				
5410 Legal Fees	11,498.86	2,700.00	8,798.86	425.884%
5420 Audit Fees	3,500.00	3,500.00	-	100.00%
Total 5400 Professional	14,998.86	6,200.00	8,798.86	241.917%
5500 Insurance				
5510 General Liability	6,721.27	6,633.00	88.27	101.331%
5520 Flood	146,404.00	147,205.00	(801.00)	99.456%
5530 Property	124,158.00	169,690.00	(45,532.00)	73.168%
5540 Umbrella	2,107.00	2,493.00	(386.00)	84.517%
5550 Boiler & Machinery	640.00	675.00	(35.00)	94.815%
5560 Workers Compensation	3,287.00	4,050.00	(763.00)	81.16%
5570 Appraisal for Insurance	1,000.00	500.00	500.00	200.00%
Total 5500 Insurance	284,317.27	331,246.00	(46,928.73)	85.833%
5600 Buildings				
5610 General Contracted	4,593.60	3,000.00	1,593.60	153.12%
5620 Air Conditioner Maintenance	-	2,000.00	(2,000.00)	0.00%
5630 Plumbing	23,638.39	22,000.00	1,638.39	107.447%
5633 Sewer Lines Cleanout	4,500.00	4,000.00	500.00	112.50%
5635 Drywall Repairs	1,032.74	800.00	232.74	129.033%
5640 Pest Control Services	3,104.00	3,375.00	(271.00)	91.97%
5650 Carpet Cleaning	79.50	-	79.50	100.00%
5660 Water Pump Inspection	1,800.00	1,000.00	800.00	180.00%
5670 Decorating Supplies	987.94	1,000.00	(12.06)	98.794%
5680 General Supplies	13,563.93	5,250.00	8,313.93	258.362%
5690 Equipment Replacement	774.00	2,300.00	(1,526.00)	33.652%
Total 5600 Buildings	51,074.16	44,725.00	9,349.16	120.904%
5700 Elevators				
5710 General Maintenance	1,695.00	500.00	1,195.00	339.00%
5720 Annual Contract	6,906.80	6,304.00	602.80	109.562%
5730 License	450.00	450.00	-	100.00%
5750 State Inspections	300.00	1,500.00	(1,200.00)	20.00%
Total 5700 Elevators	9,351.80	8,754.00	597.80	108.829%

5800 Grounds

Revenues and Expenses - Budget vs.
Nine Months Ended September, 2016

	Actual	Budget	Over (under) Budget	% of Budget
5810 General Contracted	21,744.50	1,500.00	20,244.50	1,449.633%
5820 Landscape Contract	18,540.00	18,750.00	(210.00)	98.88%
5825 Annual Plants / Mulch	10,600.00	8,000.00	2,600.00	132.50%
5830 Tree Trimming	10,630.00	8,850.00	1,780.00	120.113%
5840 Irrigation	1,535.00	2,700.00	(1,165.00)	56.852%
5850 Beach Raking	1,015.00	925.00	90.00	109.73%
5860 Palm Injections	300.00	460.00	(160.00)	65.217%
5870 General Supplies	37.88	700.00	(662.12)	5.34%
5880 Equipment Replacement	1,359.51	800.00	559.51	169.838%
5890 Damaged Plants / Frost Protection	2,600.00	500.00	2,100.00	520.00%
Total 5800 Grounds	68,361.39	43,185.00	25,176.39	158.299%
5900 Pool				
5910 General Contracted	732.00	600.00	132.00	122.00%
5920 Permit	250.25	250.00	0.25	100.10%
5930 General Supplies	5,727.61	4,200.00	1,527.61	136.372%
5940 Equipment Replacement	-	4,000.00	(4,000.00)	0.00%
Total 5900 Pool	6,709.86	9,050.00	(2,340.14)	74.142%
6000 Fitness and Entertainment				
6010 Tennis Court Repairs and Maintenance	2,132.11	600.00	1,532.11	355.352%
6020 Gym ~ General Contract	450.00	750.00	(300.00)	60.00%
6030 Community Internet	-	555.00	(555.00)	0.00%
Total 6000 Fitness and Entertainment	2,582.11	1,905.00	677.11	135.544%
6100 Security				
6110 General Contracted		6,000.00	(6,000.00)	0.00%
6120 Fire Protection	13,631.31	10,850.00	2,781.31	125.634%
6150 Fire Alarm Monitoring	(1,007.25)	2,300.00	(3,307.25)	(43.793%)
6180 Generator Repairs, Maintenance and Supplies		1,150.00	(1,150.00)	0.00%
6190 General Supplies		750.00	(750.00)	0.00%
Total 6100 Security	12,624.06	21,050.00	(8,425.94)	59.972%
6200 Utilities				
6210 Cable Television	66,736.60	66,735.00	1.60	100.002%
6220 Electricity	23,427.74	24,600.00	(1,172.26)	95.235%
6230 LP Gas	841.63	600.00	241.63	140.272%
6240 Telephone	3,484.16	3,000.00	484.16	116.139%
6250 Trash Removal	8,649.44	8,350.00	299.44	103.586%
6260 Water and Sewer	70,138.84	70,500.00	(361.16)	99.488%
Total 6200 Utilities	173,278.41	173,785.00	(506.59)	99.708%
Total Expenses	1,287,572.66	1,493,700.00	(206,127.34)	86.20%
Net revenues (expenses)	(210,212.18)	(418,706.00)	208,493.82	50.086%

Revenues and Expenses - Budget vs.
Nine Months Ended September, 2016

	Actual	Budget	Over (under) Budget	% of Budget
Replacement fund:				
Revenues	158,140.92	158,400.00	(259.08)	99.836%
Expenses	<u>(384,812.43)</u>	<u>(578,253.00)</u>	<u>193,440.57</u>	<u>100.00%</u>
Net revenues (expenses)	<u>(226,671.51)</u>	<u>(419,853.00)</u>	<u>193,181.49</u>	<u>53.988%</u>
Operating fund:				
Revenues	919,219.56	915,594.00	3,625.56	100.398%
Expenses	<u>(902,760.23)</u>	<u>(915,447.00)</u>	<u>12,686.77</u>	<u>100.00%</u>
Net revenues (expenses)	<u>16,459.33</u>	<u>147.00</u>	<u>16,312.33</u>	<u>11,196.823%</u>
Total Net revenues (expenses)	<u>(210,212.18)</u>	<u>(419,706.00)</u>	<u>209,493.82</u>	<u>50.086%</u>
	ok	ok	ok	
Operating net revenues, as above	16,459.33	147.00	16,312.33	11,196.823%
Prior year carryover	<u>(36,000.00)</u>	<u>(36,000.00)</u>	<u>-</u>	<u>100.00%</u>
Net current year revenues	<u>(19,540.67)</u>	<u>(35,853.00)</u>	<u>16,312.33</u>	<u>54.502%</u>

Creciente Condominium Association Inc.

Details of Expenses

Sept. 2016

Date	Type	Name	Memo/Description	Amount
5100 Personnel				
5110 Salary ~ Manager				
09/02/2016	Payroll Check	Justine M. Davick	Gross Pay	\$ 1,817.60
09/16/2016	Payroll Check	Justine M. Davick	Gross Pay	1,817.60
09/30/2016	Payroll Check	Justine M. Davick	Gross Pay	1,817.60
Total for 5110 Salary ~ Manager				<u>5,452.80</u>
5120 Wages ~ Office Administrator				
09/02/2016	Payroll Check	Michelle R. Feldheimer	Gross Pay	561.00
09/16/2016	Payroll Check	Michelle R. Feldheimer	Gross Pay	506.00
09/30/2016	Payroll Check	Michelle R. Feldheimer	Gross Pay	726.00
Total for 5120 Wages ~ Office Administrator				<u>1,793.00</u>
5130 Wages ~ Maintenance				
09/02/2016	Payroll Check	Frederick A. Bottoms	Gross Pay	958.40
09/16/2016	Payroll Check	Frederick A. Bottoms	Gross Pay	958.40
09/30/2016	Payroll Check	Frederick A. Bottoms	Gross Pay	958.40
Total for 5130 Wages ~ Maintenance				<u>2,875.20</u>
5140 Wages ~ Housekeeping				
09/02/2016	Payroll Check	Merrie Gagnon	Gross Pay	1,504.00
09/16/2016	Payroll Check	Merrie Gagnon	Gross Pay	1,504.00
09/30/2016	Payroll Check	Merrie Gagnon	Gross Pay	1,504.00
Total for 5140 Wages ~ Housekeeping				<u>4,512.00</u>
5160 Social Security / Medicare Taxes				
Total for 5160 Social Security / Medicare Taxes				1,119.43
5180 Health Insurance				
09/01/2016	Bill	Merrie L. Gagnon	Sep-16	500.00
Total for 5100 Personnel				<u>\$ 16,252.43</u>
5200 Administration				
5220 Cell Phone				
09/27/2016	Bill	Howard Ray's VISA	Cell Phone	13.32
09/30/2016	Bill	Howard Ray's VISA	Sept cell	13.32
Total for 5220 Cell Phone				<u>26.64</u>
5230 Internet				
09/27/2016	Bill	Comcast	9/21-10/20/16	69.95
09/27/2016	Bill	Comcast	9/20-10/19/16	80.80
09/27/2016	Bill	Comcast	9/16-10/15/16	110.85
Total for 5230 Internet				<u>261.60</u>
5240 Postage and Delivery				
08/16/2016	Check			
09/27/2016	Bill	Howard Ray's VISA	CVS Stamps	94.00
09/30/2016	Bill	Justine Davick / Pelly Cash	Stamps	32.43
Total for 5240 Postage and Delivery				<u>126.43</u>
5250 Copier / Fax Supplies				
09/01/2016	Bill	Southwest Florida Copier Service, 4th Qtr		104.88

Date	Type	Name	Memo/Description	Amount
5260 General Office Supplies				
09/18/2016	Check			36.49
09/27/2016	Bill	Howard Ray's VISA	Intuit	19.97
09/27/2016	Bill	Howard Ray's VISA	Intuit	45.00
09/28/2016	Check			15.00
09/28/2016	Check			75.98
09/28/2016	Check			15.00
09/30/2016	Bill	Howard Ray's VISA	Intuit	19.97
09/30/2016	Bill	Howard Ray's VISA	Intuit	45.00
09/30/2016	Bill	Howard Ray's VISA	Microsoft	99.99
Total for 5260 General Office Supplies				372.40
5290 ~ Bad Debt Expense				
09/11/2016	Journal Entry		Unit 406	570.00
Total for 5200 Administration				\$ 1,461.95
5300 Transfers and Licenses				
09/01/2016	Journal Entry			17,500.00
Total for 5310 Transfer to Replacement Funds				\$ 17,500.00
5400 Professional				
09/27/2016	Bill	Pavese Law Firm	#408	200.00
09/27/2016	Bill	Pavese Law Firm	Docley 815	469.68
09/27/2016	Bill	Pavese Law Firm	Legal Issues	3,842.25
Total for 5400 Professional				\$ 4,511.93
5500 Insurance				
5510 General Liability				
09/01/2016	Journal Entry		Monthly amortization	768.00
Total for 5510 General Liability				
5520 Flood				
09/01/2016	Journal Entry		Monthly amortization	16,273.00
Total for 5520 Flood				
5530 Property				
09/01/2016	Journal Entry		Monthly amortization	13,795.00
Total for 5530 Property				
5540 Umbrella				
09/01/2016	Journal Entry		Monthly amortization	239.00
Total for 5540 Umbrella				
5550 Boiler & Machinery				
09/01/2016	Journal Entry		Monthly amortization	55.00
Total for 5550 Boiler & Machinery				
5560 Workers Compensation				
09/01/2016	Journal Entry		Monthly amortization	739.00
Total for 5560 Workers Compensation				
5570 Appraisal for Insurance				
09/30/2016	Bill	GAB Robins	2016 Annual	300.00
Total for 5500 Insurance				\$ 32,169.00
5600 Buildings				
5610 General Contracted				
09/27/2016	Bill	Certified Lock and Key	North/East Lobby doors broken	328.60
09/30/2016	Bill	Beach Glass and Mirror, Inc.	South Men's Restroom Mirror	142.00
Total for 5610 General Contracted				470.60

Date	Type	Name	Memo/Description	Amount
5630 Plumbing				
09/08/2016	Bill	A and S Plumbing	314 and 214 change pipes	2,076.44
09/27/2016	Bill	A and S Plumbing	607 South	697.66
09/27/2016	Bill	A and S Plumbing	903 South	787.66
09/28/2016	Bill	A and S Plumbing	707	345.00
09/28/2016	Bill	A and S Plumbing	407-507-607-707	2,418.62
Total for 5630 Plumbing				5,325.37
5640 Pest Control Services				
09/27/2016	Bill	Bugs-Or-Us, Inc.	September	552.00
5680 General Supplies				
09/27/2016	Bill	Howard Ray	Home Depot chemicals	55.73
09/27/2016	Bill	Howard Ray	Gavins Rat Bait	51.67
09/27/2016	Bill	Sherwin Williams	Office Paint	73.83
09/27/2016	Bill	Howard Ray	Home Depot Drywall Supplies	115.34
09/30/2016	Bill	Justine Davick / Petty Cash	Gas	35.77
09/30/2016	Bill	Bret Preston	North Mail Room Tile Repair	50.00
09/30/2016	Bill	Sun Hardware	PVC/mud/paint supplies	181.65
Total for 5680 General Supplies				563.99
Total for 5600 Buildings				\$ 7,911.96
5700 Elevators				
5720 Annual Contract				
09/01/2016	Journal Entry			666.00
Total for 5700 Elevators				\$ 666.00
5800 Grounds				
5810 General Contracted				
09/19/2016	Bill	J.H. Evans Engineering	Flood Zone Evaluation	7,500.00
5820 Landscape Contract				
09/14/2016	Bill	Kyburz Landscapes	September 2016	2,060.00
5850 Beach Raking				
09/30/2016	Bill	Kyburz Landscapes	September	110.00
5890 Damaged Plants / Frost Protection				
02/03/2016	Bill	Kyburz Landscapes	Plants	2,600.00
Total for 5800 Grounds				\$ 12,270.00
5900 Pool				
5930 General Supplies				
09/08/2016	Bill	Pool Pros	September Supplies	150.26
Total for 5900 Pool				\$ 150.26
6000 Fitness and Entertainment				
6010 Tennis Court Repairs and Maintenance				
09/27/2016	Bill	Tropic Gym Tech	True Bronze body pop pins	159.16
6100 Security				
09/14/2016	Bill	SimplexGrinnell	Backflow Repairs	534.57
09/14/2016	Bill	SimplexGrinnell	Maintenance Contract 7148	1,380.49
09/14/2016	Bill	SimplexGrinnell	Maintenance Contract 7146	1,612.98
09/14/2016	Bill	SimplexGrinnell	Maintenance Contract 7150	1,633.19
09/14/2016	Bill	SimplexGrinnell	Backflow Repairs	5,531.68
09/30/2016	Bill	SimplexGrinnell	Heat Detector	938.18
Total for 6120 Fire Protection - Total Security				\$ 11,611.09

Creciente Condominium Association Inc.

Details of Expenses

Sept. 2016

Date	Type	Name	Memo/Description	Amount
6200 Utilities				
6210 Cable Television				
09/01/2016	Bill	Comcast	September	<u>7,415.20</u>
Total for 6210 Cable Television				
6220 Electricity				
09/27/2016	Bill	FPL	#105 8/25-9/26/16	142.98
09/27/2016	Bill	FPL	North 8/25-9/26/16	471.68
09/27/2016	Bill	FPL	East 8/25-9/26/16	515.91
09/27/2016	Bill	FPL	South 8/25-9/26/16	<u>1,255.76</u>
Total for 6220 Electricity				
6240 Telephone				
09/27/2016	Bill	Comcast	9/21-10/20/16	93.35
09/27/2016	Bill	Comcast	9/21-10/20/16	111.03
09/27/2016	Bill	Comcast	9/20-10/19/16	<u>267.41</u>
Total for 6240 Telephone				
6250 Trash Removal				
09/14/2016	Bill	Advanced Disposal	9/1/16-9/30/16	752.55
6260 Water and Sewer				
09/30/2016	Bill	FMB Public Works	8/10/16-9/13/16	<u>6,713.04</u>
Total for 6200 Utilities				
				\$ <u>17,738.89</u>
TOTAL				
				\$ <u>122,401.67</u>