

Creciente Condominium Association, Inc.

**Balance Sheet
As of May 31, 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	251,275.99	251,275.99	
1030 Replacement Checking Acct	<u>475,788.24</u>		<u>475,788.24</u>
Total cash	727,375.65	251,587.41	475,788.24
1410 Accounts Receivable - Owners	104,342.92	104,342.92	
1430 Undeposited Funds	1,750.00	1,750.00	
1500 Allowance / Doubtful Accts	(3,000.00)	(3,000.00)	
1610 Prepaid Insurance	163,160.00	163,160.00	
1620 Prepaid Expenses - Other	9,980.00	9,980.00	
1710 Due from Operating	<u>191,415.59</u>		<u>191,415.59</u>
TOTAL ASSETS	<u><u>\$ 1,195,024.16</u></u>	<u><u>527,820.33</u></u>	<u><u>667,203.83</u></u>
LIABILITIES & EQUITY			
Liabilities			
2010 Accounts Payables	(72,936.01)	(72,936.01)	
2120 Due to Replacement Fund	191,415.59	191,415.59	
2140 Insurance Payable	2,481.00	2,481.00	
2160 Payroll Taxes	2,448.84	2,448.84	
2170 Due to Social Committee	2,355.68	2,355.68	
2180 Due to Logo Fund	<u>(220.59)</u>	<u>(220.59)</u>	
Total Liabilities	125,544.51	125,544.51	-
Equity			
3100 Replacement Fund	90,431.18		90,431.18
3200 Unrestricted Fund	423,164.88	423,164.88	
3300 Opening Balance Equity	-		
Net Income	<u>555,883.59</u>	<u>(20,889.06)</u>	<u>576,772.65</u>
Total Equity	<u>1,069,479.65</u>	<u>402,275.82</u>	<u>667,203.83</u>
TOTAL LIABILITIES & EQUITY	<u><u>\$ 1,195,024.16</u></u>	<u><u>527,820.33</u></u>	<u><u>667,203.83</u></u>

Creciente Condominium Association, Inc.
Revenues and Expenses - Budget vs. Actual
January through May 2017

	<u>Actual</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
REVENUES				
REPLACEMENT				
4010 Maintenance Fees	\$ 96,050.00	96,050.00	-	100.00%
4020 Interest	291.53	250.00	41.53	116.612%
4030 Special Assessment/garage	598,500.00	200,000.00	398,500.00	299.25%
	<u>694,841.53</u>	<u>296,300.00</u>	<u>398,541.53</u>	<u>234.506%</u>
Total 4000 Replacement Funds				
OPERATING				
4110 Maintenance Fees	513,000.00	513,000.00	-	100.00%
4120 Interest	181.87	125.00	56.87	145.496%
4130 Late Fee / NSF Charges	245.00	300.00	(55.00)	81.667%
4140 Consent to Transfer	500.00	500.00	-	100.00%
4150 Security Keys	295.00	50.00	245.00	590.00%
4160 Faxes and Copy Fees	45.70	15.00	30.70	304.667%
4170 Mailbox Locks	30.00	10.00	20.00	300.00%
4190 Miscellaneous Income	949.90	125.00	824.90	759.92%
	<u>515,247.47</u>	<u>514,125.00</u>	<u>1,122.47</u>	<u>100.218%</u>
Total 4100 Operating Funds				
Total Revenues	<u>1,210,089.00</u>	<u>810,425.00</u>	<u>399,664.00</u>	<u>149.315%</u>
EXPENSES				
REPLACEMENT				
4240 Painting & Concrete Restoration	36,971.00	250,000.00	(213,029.00)	14.788%
4330 Outdoor Lighting / Signs	-	6,000.00	(6,000.00)	0.00%
4440 Office Furniture & Equipment	-	5,000.00	(5,000.00)	0.00%
4460 Plumbing - Major	40,846.26	-	40,846.26	100.00%
4480 Pest Control	23,400.00	24,000.00	(600.00)	97.50%
4490 Flood Zone	15,000.00	-	15,000.00	100.00%
4495 Landscaping	1,851.62	-	1,851.62	100.00%
	<u>118,068.88</u>	<u>285,000.00</u>	<u>(166,931.12)</u>	<u>41.428%</u>
Total 4200 Replacement				
OPERATING				
5100 Personnel				
5110 Salary ~ Manager	18,941.60	19,111.00	(169.40)	99.114%
5120 Wages~Office Administrator	5,043.00	6,853.00	(1,810.00)	73.588%
5130 Wages ~ Maintenance	9,911.40	9,906.00	5.40	100.055%
5140 Wages ~ Housekeeping	15,025.70	15,552.00	(526.30)	96.616%
5160 Soc. Sec. / Medicare Taxes	3,719.44	3,676.00	43.44	101.182%
5170 Federal Unemployment (940)	157.73]	192.00	(7.07)	82.151%
5175 Florida Unemployment Tax	27.20]			100.00%
5180 Health Insurance	2,244.75	5,000.00	(2,755.25)	44.895%
5195 Uniform Allowance	74.20	-	74.20	100.00%
	<u>55,145.02</u>	<u>60,290.00</u>	<u>(5,144.98)</u>	<u>91.466%</u>
Total 5100 Personnel				
5200 Administration				
5210 Mileage Reimbursement	-	40.00	(40.00)	0.00%
5220 Cell Phone	253.48	354.00	(100.52)	71.605%
5230 Internet	1,531.80	1,666.00	(134.20)	91.945%
5240 Postage and Delivery	210.52	280.00	(69.48)	75.186%
5250 Copier / Fax Supplies	401.77	410.00	(8.23)	97.993%
5260 Gen Off Supplies & Expense	1,482.12	1,040.00	442.12	142.512%
5270 Equipment Replacement	61.77	-	61.77	100.00%
5290 ~ Bad Debt Expense	3,000.00	3,400.00	(400.00)	88.235%
5295 State Licenses	749.25	750.00	(0.75)	99.90%
	<u>7,690.71</u>	<u>7,940.00</u>	<u>(249.29)</u>	<u>96.86%</u>
Total 5200 Administration				

Creciente Condominium Association, Inc.
Revenues and Expenses - Budget vs. Actual
January through May 2017

	<u>Actual</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5300 Transfers				
5310 Trans to Replacement Funds	96,050.00	96,050.00	-	100.00%
5400 Professional				
5410 Legal Fees	3,274.00	4,100.00	(826.00)	79.854%
5420 Audit Fees	-	3,500.00	(3,500.00)	0.00%
Total 5400 Professional	3,274.00	7,600.00	(4,326.00)	43.079%
5500 Insurance				
5510 General Liability	4,057.00	4,055.00	2.00	100.049%
5520 Flood	89,226.00	83,700.00	5,526.00	106.602%
5530 Property	61,978.00	61,975.00	3.00	100.005%
5540 Umbrella	1,163.00	1,165.00	(2.00)	99.828%
5550 Condo DIS	2,010.00	-	2,010.00	100.00%
5560 Workers Compensation	2,241.00	2,245.00	(4.00)	99.822%
5580 Cyber Liability	490.00	-	490.00	100.00%
Total 5500 Insurance	161,165.00	153,140.00	8,025.00	105.24%
5600 Buildings				
5610 General Contracted	4,197.57	1,000.00	3,197.57	419.757%
5630 Plumbing	41,416.58	14,000.00	27,416.58	295.833%
5635 Drywall Repairs	323.49	800.00	(476.51)	40.436%
5640 Pest Control Services	1,656.00	1,875.00	(219.00)	88.32%
5660 Water Pump Inspection	900.00	-	900.00	100.00%
5670 Decorating Supplies	-	250.00	(250.00)	0.00%
5680 General Supplies	4,109.46	3,900.00	209.46	105.371%
5690 Equipment Replacement	151.57	-	151.57	100.00%
Total 5600 Buildings	52,754.67	21,825.00	30,929.67	241.717%
5700 Elevators				
5710 General Maintenance	17,428.00	750.00	16,678.00	2,323.733%
5720 Annual Contract	3,996.40	4,800.00	(803.60)	83.258%
5730 License	450.00	450.00	-	100.00%
5750 State Inspections	900.00	-	900.00	100.00%
Total 5700 Elevators	22,774.40	6,000.00	16,774.40	379.573%
5800 Grounds				
5820 Landscape Contract	10,729.15	10,725.00	4.15	100.039%
5825 Annual Plants / Mulch	12,154.50	8,500.00	3,654.50	142.994%
5840 Irrigation	336.50	1,500.00	(1,163.50)	22.433%
5850 Beach Raking	465.00	575.00	(110.00)	80.87%
5860 Palm Injections	200.00	0.00	200.00	100.00%
5870 General Supplies	245.03	225.00	20.03	108.902%
5890 Damaged Plants/Frost Prot.	-	1,500.00	(1,500.00)	0.00%
Total 5800 Grounds	24,130.18	23,025.00	1,105.18	104.80%
5900 Pool				
5910 General Contracted	-	500.00	(500.00)	0.00%
5920 Permit	250.00	250.00	-	100.00%
5930 General Supplies	2,843.47	2,500.00	343.47	113.739%
5940 Equipment Replacement	349.00	-	349.00	100.00%
Total 5900 Pool	3,442.47	3,250.00	192.47	105.922%

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January through May 2017

	<u>Actual</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
6000 Fitness & Entertainment				
6010 Tennis Court Repair & Main	-	400.00	(400.00)	0.00%
6020 Gym ~ General Contract	300.00	300.00	-	100.00%
	<u>300.00</u>	<u>700.00</u>	<u>(400.00)</u>	<u>42.857%</u>
Total 6000 Fitness & Entertainment				
6100 Security				
6110 General Contracted	1,215.60	-	1,215.60	100.00%
6120 Fire Protection	4,606.66	9,250.00	(4,643.34)	49.802%
6180 Gen Repair/Main & Supplies	-	800.00	(800.00)	0.00%
	<u>5,822.26</u>	<u>10,050.00</u>	<u>(4,227.74)</u>	<u>57.933%</u>
Total 6100 Security				
6200 Utilities				
6210 Cable Television	38,560.45	38,125.00	435.45	101.142%
6220 Electricity	14,011.35	15,100.00	(1,088.65)	92.79%
6230 LP Gas	238.99	500.00	(261.01)	47.798%
6240 Telephone	2,042.37	2,110.00	(67.63)	96.795%
6250 Trash Removal	5,636.69	5,820.00	(183.31)	96.85%
6260 Water & Sewer	43,097.97	44,000.00	(902.03)	97.95%
	<u>103,587.82</u>	<u>105,655.00</u>	<u>(2,067.18)</u>	<u>98.043%</u>
Total 6200 Utilities				
Payroll Expenses	-	-	-	100.00%
	<u>654,205.41</u>	<u>780,525.00</u>	<u>(126,319.59)</u>	<u>83.816%</u>
Total Expense				
Net Income	\$ <u>555,883.59</u>	<u>29,900.00</u>	<u>525,983.59</u>	<u>1,923.9%</u>
Replacement fund:				
Revenues	\$ 694,841.53	296,300.00	398,541.53	234.506%
Expenses	(118,068.88)	(285,000.00)	166,931.12	100.00%
	<u>576,772.65</u>	<u>11,300.00</u>	<u>565,472.65</u>	<u>5,104.183%</u>
Net revenues (expenses)				
Operating fund"				
Revenues	515,247.47	514,125.00	1,122.47	100.218%
Expenses	(536,136.53)	(495,525.00)	(40,611.53)	100.00%
	<u>(20,889.06)</u>	<u>18,600.00</u>	<u>(39,489.06)</u>	<u>(112.307%)</u>
Net revenues (expenses)				
Total Net revenues (expenses)	\$ <u>555,883.59</u>	<u>29,900.00</u>	<u>525,983.59</u>	<u>1,859.142%</u>