

Creekside Preserve Homeowners Association, Inc.

Financial Statements

For the Month and
Four
Month Period
Ended
April 30, 2017

(Unaudited)

Creekside Preserve HOA

Balance Sheet
As of 04/30/17

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence; Operating; 6467	70,201.96			70,201.96
1070	Spirit Account	300.00			300.00
1210	Cadence Rsv MMA; 7523; 0.30%		120,149.04		120,149.04
1215	1st Manatee;RSVMMA;5079; 0.30%		91,778.47		91,778.47
1310	Accounts Receivable	7,015.65			7,015.65
1315	Allowance for Bad Debt	(4,286.45)			(4,286.45)
1610	Prepaid Insurance	1,259.95			1,259.95
1800	Utility Deposits	2,798.00			2,798.00
	TOTAL ASSETS	77,289.11	211,927.51	.00	289,216.62
		77,289.11	211,927.51	.00	289,216.62

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	13,527.96			13,527.96
3050	Deferred Revenue	22,166.67			22,166.67
3100	Security Deposits	6,300.00			6,300.00
3310	Prepaid Owner Assessments	11,236.55			11,236.55
	Subtotal Current Liab.	53,231.18	.00	.00	53,231.18

RESERVES:

5050	Basketball Court		4,376.00		4,376.00
5140	Fence		6,647.16		6,647.16
5147	Gate		32,575.66		32,575.66
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		147.86		147.86
5491	Reserve Interest-Prior Year		492.65		492.65
	Subtotal Reserves	.00	211,927.51	.00	211,927.51

Creekside Preserve HOA

Balance Sheet
As of 04/30/17

Account	Description	Operating	Reserves	Other	Totals
EQUITY:					
5510	Retained Earnings	32,037.63			32,037.63
5525	Expenses Paid from PYFB	(10,945.00)			(10,945.00)
	Current Year Net Income/(Loss)	2,965.30	.00	.00	2,965.30
	Subtotal Equity	<u>24,057.93</u>	<u>.00</u>	<u>.00</u>	<u>24,057.93</u>
	TOTAL LIABILITIES & EQUITY	<u>77,289.11</u>	<u>211,927.51</u>	<u>.00</u>	<u>289,216.62</u>
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Creekside Preserve HOA

Reserve Statement As of 04/30/17

		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	0.00	32,575.66
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	147.86	332.37	147.86
5491	Reserve Interest-Prior Year	0.00	492.65	0.00	492.65
	Subtotal Reserves	188,520.49	23,739.95	332.93	211,927.51
	TOTAL RESERVES	188,520.49	23,739.95	332.93	211,927.51
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Creekside Preserve HOA
 Income/Expense Statement
 Period: 04/01/17 to 04/30/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06200	Maintenance Assessments	11,083.89	11,083.33	.56	44,334.45	44,333.32	1.13	133,000.00
06210	Reserve Income	3,849.44	3,850.00	(.56)	15,398.88	15,400.00	(1.12)	46,200.00
06310	Gate Openers/Key Cards	80.00	.00	80.00	250.00	.00	250.00	.00
06340	Late Fees/Past Due Interest	600.03	.00	600.03	1,568.19	.00	1,568.19	.00
06580	Application Fees	375.00	.00	375.00	625.00	.00	625.00	.00
06920	Miscellaneous Income	225.00	.00	225.00	375.00	.00	375.00	.00
	Subtotal Income	16,213.36	14,933.33	1,280.03	62,551.52	59,733.32	2,818.20	179,200.00
EXPENSES								
Administrative								
07005	Bad Debt Expense	208.34	208.33	(.01)	763.00	833.32	70.32	2,500.00
07020	Dues/License/Fees	.00	16.67	16.67	61.25	66.68	5.43	200.00
07100	Insurance	315.00	458.33	143.33	1,260.00	1,833.32	573.32	5,500.00
07140	Professional Fees: Taxes/Audi	.00	125.00	125.00	185.00	500.00	315.00	1,500.00
07150	Professional Fees	678.50	416.67	(261.83)	1,475.00	1,666.68	191.68	5,000.00
07200	Management Fees	1,125.00	1,125.00	.00	4,500.00	4,500.00	.00	13,500.00
07250	Office: Svc/Supplies	392.94	416.67	23.73	2,463.38	1,666.68	(796.70)	5,000.00
07260	Office: Postage	133.28	83.33	(49.95)	342.32	333.32	(9.00)	1,000.00
	Administrative	2,853.06	2,850.00	(3.06)	11,049.95	11,400.00	350.05	34,200.00
Grounds								
07520	Irrigation Repairs	.00	333.33	333.33	791.00	1,333.32	542.32	4,000.00
07550	Aquatic Maintenance	385.00	383.33	(1.67)	1,540.00	1,533.32	(6.68)	4,600.00
07600	Landscaping Contract	4,050.00	4,083.33	33.33	16,200.00	16,333.32	133.32	49,000.00
07650	Landscape Replacement	650.00	333.33	(316.67)	1,400.00	1,333.32	(66.68)	4,000.00
07690	Preserve Maintenance	.00	166.66	166.66	.00	666.64	666.64	2,000.00
07800	Tree Trimming	3,860.00	166.67	(3,693.33)	3,860.00	666.68	(3,193.32)	2,000.00
	Grounds	8,945.00	5,466.65	(3,478.35)	23,791.00	21,866.60	(1,924.40)	65,600.00
Maintenance								
08010	General Maintenance/Repairs	332.86	125.00	(207.86)	311.53	500.00	188.47	1,500.00
08130	Street Light Repairs	250.00	125.00	(125.00)	598.55	500.00	(98.55)	1,500.00
08135	Gate Maintenance	1,216.72	375.00	(841.72)	3,062.74	1,500.00	(1,562.74)	4,500.00
08230	Playground Maintenance	.00	83.33	83.33	.00	333.32	333.32	1,000.00
08255	Sidewalk Repairs	.00	333.33	333.33	.00	1,333.32	1,333.32	4,000.00
08260	Powerwash	.00	208.33	208.33	1,300.00	833.32	(466.68)	2,500.00
	Maintenance	1,799.58	1,249.99	(549.59)	5,272.82	4,999.96	(272.86)	15,000.00

Creekside Preserve HOA
 Income/Expense Statement
 Period: 04/01/17 to 04/30/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Utilities								
08620	Electricity	1,099.16	1,000.00	(99.16)	3,654.44	4,000.00	345.56	12,000.00
08675	Telephone - Gates	185.09	100.00	(85.09)	419.13	400.00	(19.13)	1,200.00
	Utilities	1,284.25	1,100.00	(184.25)	4,073.57	4,400.00	326.43	13,200.00
Other								
09710	Contingency	.00	416.67	416.67	.00	1,666.68	1,666.68	5,000.00
09970	Transfer to Reserves	3,849.44	3,850.00	.56	15,398.88	15,400.00	1.12	46,200.00
	Other	3,849.44	4,266.67	417.23	15,398.88	17,066.68	1,667.80	51,200.00
	TOTAL EXPENSES	18,731.33	14,933.31	(3,798.02)	59,586.22	59,733.24	147.02	179,200.00
	Current Year Net Income/(loss)	(2,517.97)	.02	(2,517.99)	2,965.30	.08	2,965.22	.00
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