

Creclenta Condominium Association Inc.
Balance Sheet
As of June 30, 2016

ASSETS	Total	Operating	Replacement
1000 Cash			
1010 Petty Cash	\$ 75	75	
1020 Operating Checking Account	145,697	145,697	
1030 Replacement Checking A/C	275,468		275,468
Total 1000 Cash	421,240	145,772	275,468
Accounts Receivable			
1400 Receivables	(41,117)	(41,117)	
1420 Allowance for Doubtful Accts	(17,811)	(17,811)	
Total Accounts Receivable	(58,928)	(58,928)	-
Other current assets			
1430 Undeposited Funds	(495)	(495)	
1610 Prepaid Insurance	129,135	129,135	
1620 Prepaid Expenses - Other	10,601	10,601	
1710 Due from Operating	(240,756)		(240,756)
TOTAL ASSETS	\$ 260,796	226,085	34,712
LIABILITIES AND EQUITY			
Liabilities			
Accounts Payable	16,456	16,456	
2120 Due to Maintenance Fund	(240,756)	(240,756)	
2140 Insurance Payable	(2,408)	(2,408)	
2160 Payroll Taxes	186	186	
2170 Due to Social Committee	2,472	2,472	
2180 Due to Logo Fund	379	379	
Total Liabilities	(223,671)	(223,671)	-
Equity			
3100 Replacement Fund	314,508		314,508
3200 Unrestricted Fund	458,570	458,570	
3300 Opening Balance Equity	(24,000)	(24,000)	
Net Income	(264,610)	15,186	(279,796)
Total Equity	484,468	449,756	34,712
TOTAL LIABILITIES AND EQUITY	\$ 260,796	226,085	34,712

Creciente Condominium Association Inc.

Revenues & Expenses - Actual vs. Budget

Six Months ended June 30, 2016

	<u>Actual</u>	<u>Budget</u>	<u>Over (Under) Budget</u>	<u>% of Budget</u>
Revenues:				
4000 Replacement Funds				
4010 Maintenance Fees	\$ 105,000	105,000	-	100.00%
4020 Interest	573	600	(27)	95.56%
	<u>105,573</u>	<u>105,600</u>	<u>(27)</u>	<u>50.184%</u>
Total 4000 Replacement Funds				
4100 Operating Fund				
4110 Maintenance Fees	584,820	584,820	-	100.00%
4120 Interest	183	276	(93)	66.391%
4130 Late Fee / NSF Charges	360	252	108	142.857%
4140 Consent to Transfer	800	500	300	160.00%
4150 Security Keys	(33)	126	(159)	(25.992%)
4160 Faxes and Copy Fees	-	50	(50)	0.00%
4170 Mailbox Locks	-	22	(22)	0.00%
4170 Condominium Documents	-	20	(20)	0.00%
4190 Miscellaneous Income	1,310	296	1,014	442.568%
4195 Prior Years Carryover	24,000	24,000	-	100.00%
	<u>611,440</u>	<u>610,362</u>	<u>1,078</u>	<u>98.206%</u>
Total 4100 Operating Fund				
Total Revenues	\$ 717,014	715,962	1,052	100.147%
Expenses				
4200 Replacement				
4220 Roof	127,670	340,000	(212,330)	37.55%
4240 Painting and Concrete Restoration	17,828	-	17,828	100.00%
4250 Pool	7,840	-	7,840	100.00%
4270 Elevators	4,315	-	4,315	100.00%
4330 Outdoor Lighting / Signs	2,869	6,000	(3,131)	47.823%
4350 Carpeting	163,346	100,000	63,346	163.346%
4370 Lobby Furniture	5,362	-	5,362	100.00%
4440 Office Furniture and Equipment	3,710	-	3,710	100.00%
4450 Electrical Equipment	26,600	30,000	(3,400)	88.667%
4460 Plumbing - Major	23,330	22,000	1,330	106.043%
4470 Landscape	2,175	-	2,175	100.00%
4480 Air Conditioning	325	28,875	(28,550)	1.126%
	<u>385,370</u>	<u>526,875</u>	<u>(141,505)</u>	<u>73.143%</u>
Total 4200 Replacement				
5100 Personnel				
5110 Salary ~ Manager	22,486	22,486	1	100.007%
5120 Wages ~ Office Administrator	5,450	6,035	(585)	90.307%
5130 Wages ~ Maintenance	11,863	11,864	(1)	99.992%
5140 Wages ~ Housekeeping	18,640	18,624	16	100.084%
5160 Social Security / Medicare Taxes	4,478	4,482	(4)	99.902%
5170 Federal Unemployment (940)	160	227	(67)	70.414%
5175 Florida Unemployment Tax	48	48	-	100.938%
5180 Health Insurance	3,000	3,000	-	100.00%
5190 Continued Education	225	100	125	225.00%

Six Months ended June 30, 2016

			Over (Under)	
5195 Uniform Allowance	-	500	(500)	0.00%
Total 5100 Personnel	66,350	67,365	(1,015)	98.493%
5200 Administration				
5210 Mileage Reimbursement	-	50	(50)	0.00%
5220 Cell Phone	53	100	(47)	53.28%
5230 Internet	2,107	2,650	(543)	79.496%
5240 Postage and Delivery	-	355	(355)	0.00%
5250 Copier / Fax Supplies	470	250	220	187.96%
5260 General Office Supplies	3,945	1,250	2,695	315.563%
5270 Equipment Replacement	261	250	11	104.388%
5290 Bad Debt Expense	3,420	3,420	-	100.00%
5295 Licenses	61	750	(689)	8.167%
Total 5200 Administration	10,317	9,075	1,242	113.681%
5300 Transfers and Licenses				
5310 Transfer to Replacement Funds	105,000	105,000	-	100.00%
Total 5300 Transfers and Licenses	105,000	105,000	-	100.00%
5400 Professional				
5410 Legal Fees	5,528	1,800	3,728	307.097%
5420 Audit Fees	-	3,500	(3,500)	0.00%
Total 5400 Professional	5,528	5,300	228	104.297%
5500 Insurance				
5510 General Liability	4,432	4,422	10	100.226%
5520 Flood	97,585	97,596	(11)	99.989%
5530 Property	82,785	113,127	(30,342)	73.179%
5540 Umbrella	1,390	1,662	(272)	83.634%
5550 Boiler & Machinery	475	450	25	105.556%
5560 Workers Compensation	2,030	2,700	(670)	75.185%
5570 Appraisal for Insurance	400	500	(100)	80.00%
Total 5500 Insurance	189,097	220,457	(31,360)	85.775%
5600 Buildings				
5610 General Contracted	1,948	2,000	(52)	97.418%
5630 Plumbing	10,776	15,000	(4,224)	71.842%
5635 Drywall Repairs	1,033	600	433	172.123%
5640 Pest Control Services	2,000	2,250	(250)	88.889%
5650 Carpet Cleaning	80	-	80	100.00%
5660 Water Pump Inspection	1,800	1,000	800	180.00%
5670 Decorating Supplies	288	750	(462)	38.392%
5680 General Supplies	8,458	3,500	4,958	241.653%
5690 Equipment Replacement	774	1,000	(226)	77.40%
Total 5600 Buildings	27,157	26,100	1,057	104.049%
5700 Elevators				

Creclente Condominium Association Inc.

Revenues & Expenses - Actual vs. Budget

Six Months ended June 30, 2016

			Over (Under)	
5710 General Maintenance	-	300	(300)	0.00%
5720 Annual Contract	4,909	4,607	302	106.551%
5730 License	450	450	-	100.00%
5750 State Inspections	300	1,500	(1,200)	20.00%
Total 5700 Elevators	5,659	6,857	(1,198)	82.526%
5800 Grounds				
5810 General Contracted	14,120	600	13,520	2,353.25%
5820 Landscape Contract	12,360	12,500	(140)	98.88%
5825 Annual Plants / Mulch	10,600	8,000	2,600	132.50%
5830 Tree Trimming	10,630	-	10,630	100.00%
5840 Irrigation	1,535	1,800	(265)	85.278%
5850 Beach Raking	685	625	60	109.60%
5860 Palm Injections	200	460	(260)	43.478%
5870 General Supplies	37	450	(413)	8.307%
5880 Equipment Replacement	1,360	400	960	339.878%
5890 Damaged Plants / Frost Protection	2,600	500	2,100	520.00%
Total 5800 Grounds	54,126	25,335	28,791	213.643%
5900 Pool				
5910 General Contracted	-	400	(400)	0.00%
5920 Permit	250	250	0	100.10%
5930 General Supplies	3,444	2,800	644	122.984%
5940 Equipment Replacement	-	2,000	(2,000)	0.00%
Total 5900 Pool	3,694	5,450	(1,756)	67.776%
6000 Fitness and Entertainment				
6010 Tennis Court Repairs and Maintenance	565	400	165	141.325%
6020 Gym - General Contract	300	500	(200)	60.00%
6030 Community Internet	-	370	(370)	0.00%
Total 6000 Fitness and Entertainment	865	1,270	(405)	68.134%
6100 Security				
6110 General Contract	-	4,000	(4,000)	0.00%
6140 Fire Alarm Inspection	-	5,000	(5,000)	0.00%
6150 Fire Alarm Monitoring	8,206	-	8,206	100.00%
6180 General Repairs & Maintenance	-	800	(800)	0.00%
6190 General Supplies	-	500	(500)	0.00%
Total 6100 Security	8,206	10,300	(2,094)	79.671%
6200 Utilities				
6210 Cable Television	44,481	44,490	1	83.335%
6220 Electricity	16,216	17,400	(1,184)	93.193%
6230 LP Gas	842	600	242	140.272%
6240 Telephone	2,059	2,000	59	102.942%
6250 Trash Removal	6,392	6,360	32	100.50%
6260 Water and Sewer	50,257	53,100	(2,843)	94.647%

Six Months ended June 30, 2016

			Over (Under)	
Total 6200 Utilities	120,256	123,950	(3,694)	97.02%
Total Expenses	\$ 981,624	1,133,334	(151,710)	86.614%
Net Income	\$ (264,610)	(417,372)	152,762	100.00%
Replacement fund:				
Revenues	105,573	105,600	(27)	50.184%
Expenses	(385,370)	(526,875)	141,505	100.00%
Net revenues (expenses)	\$ (279,796)	(421,275)	141,479	100.00%
Operating fund"				
Revenues	611,440	610,362	1,078	98.206%
Expenses	(596,255)	(606,459)	10,205	100.00%
Net revenues (expenses)	\$ 15,186	3,903	11,283	1,248.57%
Total Net revenues (expenses)	\$ (264,610)	(417,372)	152,762	100.00%
Operating net revenues, as above	15,186	3,903	11,283	1,248.57%
Prior year carryover	(24,000)	(24,000)	-	100.00%
Net current year revenues	\$ (8,814)	(20,097)	11,283	100.00%

Creclente Condominium Association Inc.

Details of Expenses

June, 2016

Date	Type	Name	Memo/Description	Amount
4200 Replacement				
06/22/2016	Bill	Superior Contracting	Final Payment	\$ 12,767
4240 Painting and Concrete Restoration				
06/06/2016	Bill	Building Restoration, LLC	Concrete Restoration	6,073
4350 Carpeting				
06/13/2016	Check	Diamond Carpet, Inc.	Final Carpet Payment	<u>16,934</u>
Total for 4200 Replacement				\$ <u>35,773</u>
5100 Personnel				
5110 Salary ~ Manager				
06/10/2016	Ck	Justine M. Davick	Gross Pay	1,818
06/24/2016	Ck	Justine M. Davick	Gross Pay	<u>1,818</u>
Total for 5110 Salary ~ Manager				<u>3,635</u>
5120 Wages - Office Administrator				
06/10/2016	Ck	Michelle R. Foldheimer	Gross Pay	380
06/24/2016	Ck	Michelle R. Foldheimer	Gross Pay	<u>540</u>
Total for 5120 Wages ~ Office Administrator				<u>920</u>
5130 Wages ~ Maintenance				
06/10/2016	Ck	Frederick A. Bottoms	Gross Pay	958
06/24/2016	Ck	Frederick A. Bottoms	Gross Pay	<u>958</u>
Total for 5130 Wages ~ Maintenance				<u>1,917</u>
5140 Wages ~ Housekeeping				
06/10/2016	Ck	Merrie Gagnon	Gross Pay	1,504
06/24/2016	Ck	Merrie Gagnon	Gross Pay	<u>1,504</u>
Total for 5140 Wages ~ Housekeeping				3,008
5160 Social Security / Medicare Taxes				
Total for 5160 Social Security / Medicare Taxes				725
5170 Federal Unemployment (940)				
Total for 5170 Federal Unemployment (940)				6
5175 Florida Unemployment Tax				
Total for 5175 Florida Unemployment Tax				1
5180 Health Insurance				
06/1/2016	Bill	Merrie L. Gagnon	Health Insurance June 2016	<u>500</u>
Total for 5100 Personnel				\$ <u>10,712</u>
5200 Administration				
5230 Internet				
06/22/2016	Bill	Comcast	6/20-7/19/16	81
06/22/2016	Bill	Comcast	6/16-7/15/16	111
06/22/2016	Bill	Comcast	6/21-7/20/16	<u>60</u>
Total for 5230 Internet				252
5250 Copier / Fax Supplies				
06/22/2016	Bill	SWF Copier Service, Inc.	2nd Qtr.	194

Creciente Condominium Association Inc.

Details of Expenses

June, 2016

Total for 5250 Copier / Fax Supplies
 5260 General Office Supplies
 5290 ~ Bad Debt Expense
 06/11/2016 J/E

Unit 406 - doubtful maintenance 570

Total for 5200 Administration

\$ 1,016

5300 Transfers and Licenses
 5310 Transfer to Replacement Funds
 06/01/2016 J/E

Replacement maint. fees \$ 17,500

Total for 5300 Transfers and Licenses

5500 Insurance

06/01/2016 J/E

Amortization of premium 739

5520 Flood

06/01/2016 J/E

Amortization of premium 16,265

5530 Property

06/01/2016 J/E

Amortization of premium 13,798

5540 Umbrella

06/01/2016 J/E

Amortization of premium 231

5550 Boiler & Machinery

06/01/2016 J/E

Prepaid Insurance 80

5560 Workers Compensation

06/01/2016 J/E

Amortization of premium 255

5570 Appraisal for Insurance

06/22/2016 Bill GAR Robins

2016 Annual 400

Total for 5500 Insurance

\$ 31,768

5600 Buildings

5610 General Contracted

06/06/2016 Bill Sabal Signs

Signs 186

06/22/2016 Bill Artistic Aluminum Construction

75

Total for 5610 General Contracted

261

5660 Water Pump Inspection

06/06/2016 Bill Focus Systems LLC

Annual Maintenance Contract 201 900

5680 General Supplies

06/06/2016 Bill West Florida Supply co.

bowl clip/towels 178

06/06/2016 Bill Sun Hardware

Bulbs/cement 29

06/22/2016 Bill Supply Works

Vacuum Bags 30

06/22/2016 Bill Justine Davick

rat bait 15

06/22/2016 Bill Sherwin Williams

Exterior Primer 36

06/22/2016 Bill Sherwin Williams

elevator paint 50

06/22/2016 Bill Sherwin Williams

North Ceiling Tiles 58

06/22/2016 Bill Cheryl Thompson

spray paint 37

Total for 5680 General Supplies

432

Total for 5600 Buildings

\$ 1,592

5700 Elevators

5720 Annual Contract

06/1/2016 J/E

Amortization of annual contract \$ 666

Creclente Condominium Association Inc.		Details of Expenses		June, 2016
5800 Grounds				
5810 General Contracted				
06/16/2016	Check	Kyburz Landscapes LLC	Sinkhole Repair	4,825
5820 Landscape Contract				
06/22/2016	Bill	Kyburz Landscapes LLC	June 2016	2,060
5830 Tree Trimming				
06/01/2016	Check	Kyburz Landscapes LLC	50% Deposit Norfolk (3)	3,375
08/22/2016	Bill	Kyburz Landscapes LLC	Tree Trimming	3,375
Total for 5830 Tree Trimming				6,750
5840 Irrigation				
06/22/2016	Bill	Kyburz Landscapes LLC	Well Pump Repair	1,050
5850 Beach Raking				
09/30/2016	Bill	Perry's Beach Service, Inc.	June	110
Total for 5800 Grounds				\$ 14,795
5900 Pool				
5920 Permit				
06/06/2016	Check	Fl. Department of Health	2016 Permit	250
5930 General Supplies				
01/02/2016	J/E		Reverse 2015 accrual	
06/06/2016	Bill	Pool Pros	Chemicals	192
06/22/2016	Bill	Pool Pros	Chemicals	113
Total for 5930 General Supplies				305
Total for 5900 Pool				\$ 555
6200 Utilities				
6210 Cable Television				
06/30/2016	Bill	Comcast	June	7,415
6220 Electricity				
06/30/2016	Bill	FPL	#105 5/25-6/25/16	122
06/30/2016	Bill	FPL	North 5/25-6/25/16	469
06/30/2016	Bill	FPL	East 5/25-6/25/16	481
06/30/2016	Bill	FPL	South 5/25-6/25/16	1,167
Total for 6220 Electricity				2,239
6240 Telephone				
06/22/2016	Bill	Comcast	6/21-7/20/16	93
06/22/2016	Bill	Comcast	6/21-7/20/16	121
06/22/2016	Bill	Comcast	6/20-7/19/16	267
Total for 6240 Telephone				481
6250 Trash Removal				
06/22/2016	Bill	Advanced Disposal	6/1-6/30/16	753
6260 Water and Sewer				
01/02/2016	J/E		Reverse 2015 accrual	
06/30/2016	Bill	FMB Public Works	5/12/16-6/10/16	6,692
Total for 6200 Utilities				\$ 17,579