PRELIMINARY - SUBJECT TO YEAR END ADJUSTMENTS

Balance Sheet

As of December 31, 2016

	Total	Operating	Replacement
ASSETS			
1000 Cash			
1005 Comcast Reward Card	$ 589	589	
1010 Petty Cash	75	75	
1020 Operating Checking Account	130,530	130,530	
1030 Replacement Checking Acct	75,586		75,586
Total 1000 Cash	206,781	131,195	75,586
Total Accounts Receivable	(27,010)	(27,010)	
1430 Undeposited Funds	25,490	25,490	
1610 Prepaid Insurance	324,325	324,325	
1620 Prepaid Expenses - Other	1,998	1,998	
1710 Due from Operating	22,901		22,901
TOTAL ASSETS	$ 554,485	455,998	98,487
LIABILITIES & EQUITY			
Liabilities			
2010 Accounts Payables	(11,048)	(11,048)	
2120 Due to Replacement Fund	22,901	22,901	
2140 Insurance Payable	6,224	6,224	
2160 Payroll Taxes	5,184	5,184	
2170 Due to Social Committee	1,628	1,628	
2180 Due to Logo Fund	(221)	(221)	
Total Liabilities	24,668	24,668	0
Equity			
3100 Replacement Fund	314,509		314,509
3200 Unrestricted Fund	458,569	458,569	
3300 Opening Balance Equity	(47,820)	(47,820)	
Net Income	(195,441)	20,580	(216,022)
Total Equity	529,817	431,330	98,487
TOTAL LIABILITIES & EQUITY	$ 554,485	455,998	98,487

PRELIMINARY - SUBJECT TO YEAR END ADJUSTMENTS

Creciente Condominium
Revenues & Expenses - Budget vs. Actual
Year Ended December 2016

	Actual	Budget	Over (under) over Budget	% of Budget
REVENUES				
4000 Replacement Funds				
4010 Maintenance Fees	$ 210,000	210,000	-	100.00%
4020 Interest	691	1,200	(509)	57.594%
Total 4000 Replacement Funds	210,691	211,200	(509)	99.759%
4100 Operating Funds				
4110 Maintenance Fees	1,169,640	1,169,640	-	100.00%
4120 Interest	509	550	(41)	92.475%
4130 Late Fee / NSF Charges	975	500	475	195.00%
4140 Consent to Transfer	1,500	1,000	500	150.00%
4150 Security Keys	292	250	42	116.90%
4160 Faxes and Copy Fees	18	100	(82)	18.40%
4170 Mailbox Locks	30	45	(15)	66.667%
4180 Condominium Documents	0	50	(50)	0.00%
4190 Miscellanous Income	11,327	591	10,736	1,916.646%
4195 Prior Years Carryover	48,000	48,000	-	100.00%
Total 4100 Operating Funds	1,232,292	1,220,726	11,566	100.947%
Total Revenues	$ 1,442,983	1,431,926	11,057	100.772%
Expense				
4200 Replacement				
4220 Roof	127,670	490,000	(362,330)	26.055%
4230 Paving and Resurfacing	6,592	18,690	(12,098)	35.27%
4240 Painting & Concrete Restor	32,233	32,688	(455)	98.609%
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	165,075	100,000	65,075	165.075%
4370 Lobby Furniture	5,362	-	5,362	100.00%
4440 Office Furniture & Equipmt	5,618	-	5,618	100.00%
4450 Air Conditioners	(7,177)	28,875	(36,052)	(24.855%)
4460 Plumbing - Major	27,093	22,000	5,093	123.152%
4470 Electrical Equipment	14,677	30,000	(15,323)	48.923%
4480 Pest Control	12,800	-	12,800	100.00%
4490 Landscaping	14,245	-	14,245	100.00%
4495 Flood Designation	7,500	-	7,500	100.00%
Total 4200 Replacement	426,713	728,253	(301,540)	58.594%

PRELIMINARY - SUBJECT TO YEAR END ADJUSTMENTS

Creciente Condominium
Revenues & Expenses - Budget vs. Actual
Year Ended December 2016

	Actual	Budget	Over (under) over Budget	% of Budget
5100 Personnel				
5110 Salary ~ Manager	46,615	47,250	(635)	98.657%
5120 Wages~Office Administrator	13,223	13,000	223	101.715%
5130 Wages ~ Maintenance	24,822	25,000	(178)	99.289%
5140 Wages ~ Housekeeping	38,692	39,250	(558)	98.577%
5150 Overtime / Temp Wages	-	2,000	(2,000)	0.00%
5160 Soc. Sec. / Medicare Taxes	9,443	10,000	(557)	94.434%
5170 Federal Unemployment (940)	168	278	(110)	60.432%
5175 Florida Unemployment Tax	50	72	(22)	69.181%
5180 Health Insurance	7,491	6,000	1,491	124.85%
5190 Continued Education	330	250	80	132.00%
5195 Uniform Allowance	295	500	(205)	59.094%
Total 5100 Personnel	141,130	143,600	(2,470)	98.28%
5200 Administration				
5210 Mileage Reimbursement	0	100	(100)	0.00%
5220 Cell Phone	205	200	5	102.41%
5230 Internet	3,592	5,300	(1,708)	67.767%
5240 Postage and Delivery	616	700	(84)	87.943%
5250 Copier / Fax Supplies	937	500	437	187.356%
5260 Gen Off Supplies & Expense	6,554	2,500	4,054	262.151%
5270 Equipment Replacement	983	500	483	196.59%
5280 Contingency	0	1,000	(1,000)	0.00%
5290 ~ Bad Debt Expense	5,700	6,840	(1,140)	83.333%
5295 State Licenses	749	750	(1)	99.90%
Total 5200 Administration	19,335	18,390	945	105.138%
5300 Transfers				
5310 Trans to Replacement Funds	210,000	210,000	-	100.00%
Total 5300 Transfers	210,000	210,000	-	100.00%
5400 Professional				
5410 Legal Fees	17,714	3,500	14,214	506.105%
5420 Audit Fees	3,500	3,500	-	100.00%
Total 5400 Professional	21,214	7,000	14,214	303.052%
5500 Insurance				
5510 General Liability	8,991	8,846	145	101.6%
5520 Flood	200,719	200,879	(160)	99.9%
5530 Property	165,543	226,255	(60,712)	73.2%
5540 Umbrella	2,794	3,324	(530)	84.1%
5550 Boiler & Machinery	905	905	0	100.0%
5560 Workers Compensation	4,346	5,402	(1,056)	80.5%
5570 Appraisal for Insurance	1,000	500	500	200.0%
Total 5500 Insurance	384,298	446,111	(61,813)	86.1%

PRELIMINARY - SUBJECT TO YEAR END ADJUSTMENTS

Creciente Condominium
Revenues & Expenses - Budget vs. Actual
Year Ended December 2016

	Actual	Budget	Over (under) over Budget	% of Budget
5600 Buildings				
5610 General Contracted	8,365	4,500	3,865	185.884%
5620 Air Conditioner Maintenance	0	2,000	(2,000)	0.00%
5630 Plumbing	50,056	30,000	20,056	166.854%
5633 Sewer Lines Cleanout	4,500	4,000	500	112.50%
5635 Drywall Repairs	1,486	1,000	486	148.597%
5640 Pest Control Services	3,656	4,500	(844)	81.244%
5650 Carpet Cleaning	80	-	80	100.00%
5660 Water Pump Inspection	2,700	1,000	1,700	270.00%
5670 Decorating Supplies	988	1,000	(12)	98.794%
5680 General Supplies	16,621	7,000	9,621	237.445%
5690 Equipment Replacement	774	2,300	(1,526)	33.652%
Total 5600 Buildings	89,225	57,300	31,925	155.716%
5700 Elevators				
5710 General Maintenance	5,672	500	5,172	1,134.40%
5720 Annual Contract	8,905	8,000	905	111.31%
5730 License	450	450	-	100.00%
5750 State Inspections	300	1,500	(1,200)	20.00%
Total 5700 Elevators	15,327	10,450	4,877	146.668%
5800 Grounds				
5810 General Contracted	-	1,500	(1,500)	0.00%
5820 Landscape Contract	24,720	25,000	(280)	98.88%
5825 Annual Plants / Mulch	10,600	10,600	-	100.00%
5830 Tree Trimming	10,630	8,850	1,780	120.113%
5840 Irrigation	1,689	3,500	(1,811)	48.257%
5850 Beach Raking	1,370	1,225	145	111.837%
5860 Palm Injections	400	460	(60)	86.957%
5870 General Supplies	157	1,000	(843)	15.672%
5880 Equipment Replacement	1,360	800	560	169.939%
5890 Damaged Plants/Frost Prot.	3,000	1,500	1,500	200.00%
Total 5800 Grounds	53,925	54,435	(510)	99.064%
5900 Pool				
5910 General Contracted	732	800	(68)	91.50%
5920 Permit	250	250	-	100.10%
5930 General Supplies	7,285	5,600	1,685	130.088%
5940 Equipment Replacement	-	4,000	(4,000)	0.00%
Total 5900 Pool	8,267	10,650	(2,383)	77.626%
6000 Fitness & Entertainment				
6010 Tennis Court Repair & Main	2,172	800	1,372	271.45%
6020 Gym ~ General Contract	600	1,000	(400)	60.00%
6030 Community Internet	-	740	(740)	0.00%
Total 6000 Fitness & Entertainment	2,772	2,540	232	109.118%

PRELIMINARY - SUBJECT TO YEAR END ADJUSTMENTS

Creciente Condominium
Revenues & Expenses - Budget vs. Actual
Year Ended December 2016

	Actual	Budget	Over (under) over Budget	% of Budget
6100 Security				
6110 General Contracted	407	8,000	(7,593)	5.088%
6120 Fire Protection	9,025	1,000	8,025	902.465%
6130 Fire Pump Inspection	-	1,350 }		
6140 Fire Alarm Inspection	-	5,000 }		
6150 Fire Alarm Monitoring	22,026	2,300 }	8,376	957.654%
6160 Fire Extinguisher Inspect	-	2,000 }		
6170 Fire Standpipe Inspection	-	1,500 }		
6180 Gen Repair/Main & Supplies	-	1,500 }		
6190 General Supplies	-	1,000	(1,000)	0.00%
Total 6100 Security	31,458	23,650	7,808	133.014%
6200 Utilities				
6210 Cable Television	89,279	89,600	(321)	99.641%
6220 Electricity	31,634	35,000	(3,366)	90.383%
6230 LP Gas	1,074	1,000	74	107.422%
6240 Telephone	5,058	4,000	1,058	126.457%
6250 Trash Removal	12,753	11,000	1,753	115.936%
6260 Water & Sewer	94,962	96,000	(1,038)	98.919%
Total 6200 Utilities	234,761	236,600	(1,839)	99.223%
Total Expense	$ 1,638,424	1,948,979	(310,555)	84.066%
Net Income	$ (195,441)	(517,053)	321,612	37.8%
Replacement fund:				
Revenues	210,691	211,200	(509)	99.76%
Expenses	(426,713)	(728,253)	301,540	58.59%
Net revenues (expenses)	$ (216,022)	(517,053)	301,031	41.78%
Operating fund"				
Revenues	1,232,292	1,220,726	11,566	100.95%
Expenses	(1,211,711)	(1,220,726)	9,015	99.26%
Net revenues (expenses)	$ 20,580	-	20,581	
Total Net revenues (expenses)	$ (195,441)	(517,053)	321,612	37.80%
Operating net revenues, as above	20,580	-	20,581	
Prior year carryover	(48,000)	(48,000)	-	100.00%
Net current year revenues	$ (27,420)	(48,000)	20,581	57.12%