

Creekside Preserve Homeowners Association, Inc.

Financial Statements

For the Month and
Two
Month Period
Ended
February 28, 2017

(Unaudited)

Creekside Preserve HOA

Balance Sheet As of 02/28/17

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence; Operating; 6467	60,697.05			60,697.05
1070	Spirit Account	300.00			300.00
1210	Cadence Rsv MMA; 7523; 0.30%		108,535.33		108,535.33
1215	1st Manatee;RSVMMA;5079; 0.30%		91,594.09		91,594.09
1310	Accounts Receivable	5,322.85			5,322.85
1315	Allowance for Bad Debt	(3,940.13)			(3,940.13)
1610	Prepaid Insurance	1,889.95			1,889.95
1620	Prepaid Expenses	74.04			74.04
1800	Utility Deposits	2,798.00			2,798.00
	TOTAL ASSETS	67,141.76	200,129.42	.00	267,271.18
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3010	Accounts Payable	4,914.54			4,914.54
3050	Deferred Revenue	11,083.33			11,083.33
3100	Security Deposits	5,000.00			5,000.00
3310	Prepaid Owner Assessments	11,462.00			11,462.00
	Subtotal Current Liab.	32,459.87	.00	.00	32,459.87
RESERVES:					
5050	Basketball Court		4,376.00		4,376.00
5140	Fence		6,144.66		6,144.66
5147	Gate		32,268.16		32,268.16
5175	Well		20,328.82		20,328.82
5230	Monuments		3,393.62		3,393.62
5320	Paving		115,462.39		115,462.39
5336	Playground		4,746.91		4,746.91
5420	Sealcoating		10,517.00		10,517.00
5450	Storm Water Mains/Basins		2,500.00		2,500.00
5490	Reserve Interest-Current		59.49		59.49
5491	Reserve Interest-Prior Year		332.37		332.37
	Subtotal Reserves	.00	200,129.42	.00	200,129.42

Creekside Preserve HOA

Balance Sheet
As of 02/28/17

Account	Description	Operating	Reserves	Other	Totals
EQUITY:					
5510	Retained Earnings	32,037.63			32,037.63
	Current Year Net Income/(Loss)	2,644.26	.00	.00	2,644.26
	Subtotal Equity	<u>34,681.89</u>	<u>.00</u>	<u>.00</u>	<u>34,681.89</u>
	TOTAL LIABILITIES & EQUITY	<u>67,141.76</u>	<u>200,129.42</u>	<u>.00</u>	<u>267,271.18</u>

Creekside Preserve HOA

Reserve Statement

As of 02/28/17

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
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RESERVES:

5050	Basketball Court	4,376.00	0.00	0.00	4,376.00
5140	Fence	5,641.91	502.75	0.00	6,144.66
5147	Gate	31,960.66	307.50	0.00	32,268.16
5175	Weil	20,328.82	0.00	0.00	20,328.82
5230	Monuments	3,366.37	27.25	0.00	3,393.62
5320	Paving	110,323.95	5,139.00	0.56	115,462.39
5336	Playground	3,972.41	774.50	0.00	4,746.91
5420	Sealcoating	8,218.00	2,299.00	0.00	10,517.00
5450	Storm Water Mains/Basins	0.00	2,500.00	0.00	2,500.00
5490	Reserve Interest-Current	332.37	59.49	332.37	59.49
5491	Reserve Interest-Prior Year	0.00	332.37	0.00	332.37
	Subtotal Reserves	188,520.49	11,941.86	332.93	200,129.42
	TOTAL RESERVES	188,520.49	11,941.86	332.93	200,129.42
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Creekside Preserve HOA
Income/Expense Statement
Period: 02/01/17 to 02/28/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06200	Maintenance Assessments	11,083.34	11,083.33	.01	22,167.23	22,166.66	.57	133,000.00
06210	Reserve Income	3,850.00	3,850.00	.00	7,699.44	7,700.00	(.56)	46,200.00
06310	Gate Openers/Key Cards	170.00	.00	170.00	170.00	.00	170.00	.00
06340	Late Fees/Past Due Interest	68.67	.00	68.67	968.16	.00	968.16	.00
06580	Application Fees	125.00	.00	125.00	250.00	.00	250.00	.00
06920	Miscellaneous Income	50.00	.00	50.00	125.00	.00	125.00	.00
	Subtotal Income	15,347.01	14,933.33	413.68	31,379.83	29,866.66	1,513.17	179,200.00
EXPENSES								
Administrative								
07005	Bad Debt Expense	208.34	208.33	(.01)	416.68	416.66	(.02)	2,500.00
07020	Dues/License/Fees	.00	16.67	16.67	.00	33.34	33.34	200.00
07100	Insurance	315.00	458.33	143.33	630.00	916.66	286.66	5,500.00
07140	Professional Fees: Taxes/Aud/	185.00	125.00	(60.00)	185.00	250.00	65.00	1,500.00
07150	Professional Fees	59.00	416.67	357.67	501.50	833.34	331.84	5,000.00
07200	Management Fees	1,125.00	1,125.00	.00	2,250.00	2,250.00	.00	13,500.00
07250	Office: Svc/Supplies	595.55	416.67	(178.88)	1,940.65	833.34	(1,107.31)	5,000.00
07260	Office: Postage	163.99	83.33	(80.66)	188.55	166.66	(21.89)	1,000.00
	Administrative	2,651.88	2,850.00	198.12	6,112.38	5,700.00	(412.38)	34,200.00
Grounds								
07520	Irrigation Repairs	.00	333.33	333.33	791.00	666.66	(124.34)	4,000.00
07550	Aquatic Maintenance	385.00	383.33	(1.67)	770.00	766.66	(3.34)	4,600.00
07600	Landscaping Contract	4,050.00	4,083.33	33.33	8,100.00	8,166.66	66.66	49,000.00
07650	Landscape Replacement	.00	333.33	333.33	150.00	666.66	516.66	4,000.00
07690	Preserve Maintenance	.00	166.66	166.66	.00	333.32	333.32	2,000.00
07800	Tree Trimming	.00	166.67	166.67	.00	333.34	333.34	2,000.00
	Grounds	4,435.00	5,466.65	1,031.65	9,811.00	10,933.30	1,122.30	65,600.00
Maintenance								
08010	General Maintenance/Repairs	.00	125.00	125.00	(21.33)	250.00	271.33	1,500.00
08130	Street Light Repairs	148.55	125.00	(23.55)	148.55	250.00	101.45	1,500.00
08135	Gate Maintenance	1,832.58	375.00	(1,457.58)	1,846.02	750.00	(1,096.02)	4,500.00
08230	Playground Maintenance	.00	83.33	83.33	.00	166.66	166.66	1,000.00
08255	Sidewalk Repairs	.00	333.33	333.33	.00	666.66	666.66	4,000.00
08260	Powerwash	1,300.00	208.33	(1,091.67)	1,300.00	416.66	(883.34)	2,500.00
	Maintenance	3,281.13	1,249.99	(2,031.14)	3,273.24	2,499.98	(773.26)	15,000.00

Creekside Preserve HOA

Income/Expense Statement
 Period: 02/01/17 to 02/28/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Utilities								
08620	Electricity	785.38	1,000.00	214.62	1,684.77	2,000.00	315.23	12,000.00
08675	Telephone - Gates	76.72	100.00	23.28	154.74	200.00	45.26	1,200.00
	Utilities	<u>862.10</u>	<u>1,100.00</u>	<u>237.90</u>	<u>1,839.51</u>	<u>2,200.00</u>	<u>360.49</u>	<u>13,200.00</u>
Other								
99710	Contingency	.00	416.67	416.67	.00	833.34	833.34	5,000.00
09970	Transfer to Reserves	3,850.00	3,850.00	.00	7,699.44	7,700.00	.56	46,200.00
	Other	<u>3,850.00</u>	<u>4,266.67</u>	<u>416.67</u>	<u>7,699.44</u>	<u>8,533.34</u>	<u>833.90</u>	<u>51,200.00</u>
	TOTAL EXPENSES	15,080.11	14,933.31	(146.80)	28,735.57	29,866.62	1,131.05	179,200.00
	Current Year Net Income/(loss)	266.90	.02	266.88	2,644.26	.04	2,644.22	.00
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