

# **Creekside Preserve Homeowners Association, Inc.**

## **Financial Statements**

**For the Month and  
Two  
Month Period  
Ended  
February 29, 2016**

**(Unaudited)**

**Creekside Preserve HOA**  
 Balance Sheet  
 As of 02/29/16

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence; Operating; 6467	43,129.64			43,129.64
1070	Spirit Account	300.00			300.00
1210	Cadence Rsv MMA; 7523; 0.30%		44,550.45		44,550.45
1215	1st Manatee;RSVMMA;5079; 0.30%		91,524.95		91,524.95
1310	Accounts Receivable	12,928.41			12,928.41
1315	Allowance for Bad Debt	(5,729.21)			(5,729.21)
1610	Prepaid Insurance	3,086.97			3,086.97
1620	Prepaid Expenses	3,900.00			3,900.00
1800	Utility Deposits	2,798.00			2,798.00
	<b>TOTAL ASSETS</b>	<u>60,413.81</u>	<u>136,075.40</u>	<u>.00</u>	<u>196,489.21</u>
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LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3010	Accounts Payable	1,790.22			1,790.22
3050	Deferred Revenue	11,333.34			11,333.34
3100	Security Deposits	3,000.00			3,000.00
3310	Prepaid Owner Assessments	10,653.87			10,653.87
	<b>Subtotal Current Liab.</b>	<u>26,777.43</u>	<u>.00</u>	<u>.00</u>	<u>26,777.43</u>
RESERVES:					
5050	Basketball Court		2,716.25		2,716.25
5140	Fence		4,133.66		4,133.66
5147	Gate		25,350.81		25,350.81
5175	Well		15,332.97		15,332.97
5230	Monuments		3,284.62		3,284.62
5320	Paving		80,320.26		80,320.26
5336	Playground		2,363.66		2,363.66
5420	Sealcoating		2,054.50		2,054.50
5490	Reserve Interest-Current		66.79		66.79
5491	Reserve Interest-Prior Year		451.88		451.88
	<b>Subtotal Reserves</b>	<u>.00</u>	<u>136,075.40</u>	<u>.00</u>	<u>136,075.40</u>

**Creekside Preserve HOA**  
Balance Sheet  
As of 02/29/16

Account	Description	Operating	Reserves	Other	Totals
EQUITY:					
5510	Retained Earnings	32,460.40			32,460.40
	Current Year Net Income/(Loss)	1,175.98	.00	.00	1,175.98
	Subtotal Equity	<u>33,636.38</u>	<u>.00</u>	<u>.00</u>	<u>33,636.38</u>
	TOTAL LIABILITIES & EQUITY	<u>60,413.81</u>	<u>136,075.40</u>	<u>.00</u>	<u>196,489.21</u>
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# Creekside Preserve HOA

## Reserve Statement

As of 02/29/16

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
RESERVES:				
5050 Basketball Court	2,163.00	553.25	0.00	2,716.25
5140 Fence	3,630.91	502.75	0.00	4,133.66
5147 Gate	24,796.06	554.75	0.00	25,350.81
5175 Well	15,316.22	16.75	0.00	15,332.97
5230 Monuments	3,257.37	27.25	0.00	3,284.62
5320 Paving	73,766.72	6,553.54	0.00	80,320.26
5336 Playground	1,827.41	536.25	0.00	2,363.66
5420 Sealcoating	0.00	2,054.50	0.00	2,054.50
5490 Reserve Interest-Current	0.00	66.79	0.00	66.79
5491 Reserve Interest-Prior Year	451.88	0.00	0.00	451.88
Subtotal Reserves	<u>125,209.57</u>	<u>10,865.83</u>	<u>0.00</u>	<u>136,075.40</u>
TOTAL RESERVES	<u>125,209.57</u>	<u>10,865.83</u>	<u>0.00</u>	<u>136,075.40</u>
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**Creekside Preserve HOA**  
 Income/Expense Statement  
 Period: 02/01/16 to 02/29/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
<b>INCOME:</b>								
06200	Maintenance Assessments	11,333.34	11,333.33	.01	22,667.62	22,666.66	.96	136,000.00
06210	Reserve Income	3,599.68	3,600.00	(.32)	7,199.36	7,200.00	(.64)	43,200.00
06310	Gate Openers/Key Cards	80.00	.00	80.00	80.00	.00	80.00	.00
06340	Late Fees/Past Due Interest	(216.19)	.00	(216.19)	1,372.03	.00	1,372.03	.00
06920	Miscellaneous Income	125.00	.00	125.00	200.00	.00	200.00	.00
	<b>Subtotal Income</b>	<b>14,921.83</b>	<b>14,933.33</b>	<b>(11.50)</b>	<b>31,519.01</b>	<b>29,866.66</b>	<b>1,652.35</b>	<b>179,200.00</b>
<b>EXPENSES</b>								
<b>Administrative</b>								
07005	Bad Debt Expense	208.34	208.33	(.01)	416.68	416.66	(.02)	2,500.00
07010	Bank Charges	.00	.00	.00	7.49	.00	(7.49)	.00
07020	Dues/License/Fees	.00	8.33	8.33	.00	16.66	16.66	100.00
07100	Insurance	654.97	566.67	(88.30)	464.14	1,133.34	669.20	6,800.00
07140	Professional Fees: Taxes/Audi	.00	183.33	183.33	.00	366.66	366.66	2,200.00
07150	Professional Fees	(21.24)	550.00	571.24	1,322.49	1,100.00	(222.49)	6,600.00
07200	Management Fees	1,125.00	1,125.00	.00	2,250.00	2,250.00	.00	13,500.00
07250	Office: Svc/Supplies	1,687.38	358.33	(1,329.05)	3,371.36	716.66	(2,654.70)	4,300.00
07300	Income Taxes	.00	83.33	83.33	.00	166.66	166.66	1,000.00
	<b>Administrative</b>	<b>3,654.45</b>	<b>3,083.32</b>	<b>(571.13)</b>	<b>7,832.16</b>	<b>6,166.64</b>	<b>(1,665.52)</b>	<b>37,000.00</b>
<b>Grounds</b>								
07520	Irrigation Repairs	1,760.00	333.33	(1,426.67)	2,195.00	666.66	(1,528.34)	4,000.00
07550	Aquatic Maintenance	365.00	416.67	51.67	730.00	833.34	103.34	5,000.00
07600	Landscaping Contract	3,900.00	3,900.00	.00	7,800.00	7,800.00	.00	46,800.00
07650	Landscape Replacement	.00	416.67	416.67	.00	833.34	833.34	5,000.00
07690	Preserve Maintenance	.00	166.66	166.66	1,670.00	333.32	(1,336.68)	2,000.00
07800	Tree Trimming	.00	250.00	250.00	.00	500.00	500.00	3,000.00
	<b>Grounds</b>	<b>6,025.00</b>	<b>5,483.33</b>	<b>(541.67)</b>	<b>12,395.00</b>	<b>10,966.66</b>	<b>(1,428.34)</b>	<b>65,800.00</b>
<b>Maintenance</b>								
08010	General Maintenance/Repairs	.00	125.00	125.00	21.68	250.00	228.32	1,500.00
08130	Street Light Repairs	.00	250.00	250.00	.00	500.00	500.00	3,000.00
08135	Gate Maintenance	1,178.00	333.33	(844.67)	1,178.00	666.66	(511.34)	4,000.00
08230	Playground Maintenance	.00	125.00	125.00	.00	250.00	250.00	1,500.00
08255	Sidewalk Repairs	.00	250.00	250.00	.00	500.00	500.00	3,000.00
	<b>Maintenance</b>	<b>1,178.00</b>	<b>1,083.33</b>	<b>(94.67)</b>	<b>1,199.68</b>	<b>2,166.66</b>	<b>966.98</b>	<b>13,000.00</b>

**Creekside Preserve HOA**  
 Income/Expense Statement  
 Period: 02/01/16 to 02/29/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
<b>Utilities</b>								
08620	Electricity	467.12	1,166.67	699.55	1,498.64	2,333.34	834.70	14,000.00
08675	Telephone - Gates	145.91	100.00	(45.91)	218.19	200.00	(18.19)	1,200.00
	Utilities	613.03	1,266.67	653.64	1,716.83	2,533.34	816.51	15,200.00
<b>Other</b>								
09710	Contingency	.00	416.67	416.67	.00	833.34	833.34	5,000.00
09970	Transfer to Reserves	3,599.68	3,600.00	.32	7,199.36	7,200.00	.64	43,200.00
	Other	3,599.68	4,016.67	416.99	7,199.36	8,033.34	833.98	48,200.00
	<b>TOTAL EXPENSES</b>	15,070.16	14,933.32	(136.84)	30,343.03	29,866.64	(476.39)	179,200.00
	<b>Current Year Net Income/(loss)</b>	(148.33)	.01	(148.34)	1,175.98	.02	1,175.96	.00
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