

Creciente Condominium
Balance Sheet
As of February 28, 2017

	<u>Total</u>	<u>Operating</u>	<u>Replacement</u>
ASSETS			
1000 Cash			
1005 Comcast Reward Card	\$ 533	533	
1010 Petty Cash	75	75	
1020 Operating Checking Account	281,998	281,998	
1030 Replacement Checking Acct	75,644		75,644
	<u>358,250</u>	<u>282,606</u>	<u>75,644</u>
Total 1000 Cash			
Accounts Receivable			
1410 Accounts Rec - Owners	(64,147)	(64,147)	
1420 Allowance / Doubtful Accts	(630)	(630)	
	<u>(64,777)</u>	<u>(64,777)</u>	
Total Accounts Receivable			
1430 Undeposited Funds	13,620	13,620	
1610 Prepaid Insurance	254,155	254,155	
1620 Prepaid Expenses - Other	5,273	5,273	
1710 Due from Operating	(4,483)		(4,483)
	<u>268,565</u>	<u>268,565</u>	
TOTAL ASSETS	<u>\$ 562,038</u>	<u>490,877</u>	<u>71,161</u>
LIABILITIES & EQUITY			
Liabilities			
Accounts Payable and accrued expenses	49,532	49,532	
2120 Due to Replacement Fund	3,425	3,425	
2140 Insurance Payable	(905)	(905)	
2160 Payroll Taxes	10,815	10,815	
2170 Due to Social Committee	1,512	1,512	
2180 Due to Logo Fund	(221)	(221)	
	<u>64,159</u>	<u>64,159</u>	
Total Liabilities			
Equity			
3100 Replacement Fund	314,509		314,509
3200 Unrestricted Fund	458,569	458,569	
3300 Opening Balance Equity	(47,820)	(47,820)	
Retained Earnings	(191,811)	31,711	(223,522)
Net Income	(35,566)	(15,742)	(19,826)
	<u>497,879</u>	<u>426,718</u>	<u>71,161</u>
Total Equity			
TOTAL LIABILITIES & EQUITY	<u>\$ 562,038</u>	<u>490,877</u>	<u>71,161</u>

Creciente Condominium
Revenues & Expenses - Budget vs. Actual by Job
January through February 2017

	<u>Actual</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Revenues				
4000 Replacement Funds	\$ 38,420.00	38,420.00	-	100.00%
4010 Maintenance Fees	38.52	100.00	(61.48)	38.52%
	<u>38,458.52</u>	<u>38,520.00</u>	<u>(61.48)</u>	<u>99.84%</u>
4100 Operating Funds				
4110 Maintenance Fees	205,200.00	205,200.00	-	100.00%
4120 Interest	132.86	50.00	82.86	265.72%
4130 Late Fee / NSF Charges	-	150.00	(150.00)	0.00%
4140 Consent to Transfer	300.00	200.00	100.00	150.00%
4150 Security Keys	45.00	20.00	25.00	225.00%
4160 Faxes and Copy Fees	17.00	5.00	12.00	340.00%
4170 Mailbox Locks	-	5.00	(5.00)	0.00%
4190 Miscellaneous Income	359.90	50.00	309.90	719.80%
	<u>206,054.76</u>	<u>205,680.00</u>	<u>374.76</u>	<u>100.182%</u>
Total 4100 Operating Funds	<u>206,054.76</u>	<u>205,680.00</u>	<u>374.76</u>	<u>100.182%</u>
Total Revenues	<u>244,513.28</u>	<u>244,200.00</u>	<u>313.28</u>	<u>100.128%</u>
Expense				
4200 Replacement				
4240 Painting & Concrete Restor	1,900.00	-	1,900.00	100.00%
4460 Plumbing - Major	41,384.51	-	41,384.51	100.00%
4490 Flood Zone	15,000.00	-	15,000.00	100.00%
	<u>58,284.51</u>	<u>-</u>	<u>58,284.51</u>	<u>100.00%</u>
Total 4200 Replacement	<u>58,284.51</u>	<u>-</u>	<u>58,284.51</u>	<u>100.00%</u>
5100 Personnel				
5110 Salary ~ Manager	7,337.60	7,414.62	(77.02)	98.961%
5120 Wages Office Administrator	2,442.00	3,300.00	(858.00)	74.00%
5130 Wages ~ Maintenance	3,845.60	3,846.15	(0.55)	99.986%
5140 Wages ~ Housekeeping	6,016.00	6,038.00	(22.00)	99.636%
5160 Soc. Sec. / Medicare Taxes	1,502.55	1,811.00	(308.45)	82.968%
5170 Unemployment Taxes	137.69	136.00	1.69	101.243%
5180 Health Insurance	897.90	2,000.00	(1,102.10)	44.895%
	<u>22,179.34</u>	<u>24,545.77</u>	<u>(2,366.43)</u>	<u>90.359%</u>
Total 5100 Personnel	<u>22,179.34</u>	<u>24,545.77</u>	<u>(2,366.43)</u>	<u>90.359%</u>
5200 Administration				
5210 Mileage Reimbursement	-	20.00	(20.00)	0.00%
5220 Cell Phone	63.52	142.00	(78.48)	44.732%
5230 Internet	501.50	666.00	(164.50)	75.30%
5240 Postage and Delivery	18.80	120.00	(101.20)	15.667%
5250 Copier / Fax Supplies	-	160.00	(160.00)	0.00%
5260 Gen Off Supplies & Expense	566.06	416.00	150.06	136.072%
5270 Equipment Replacement	61.77	-	61.77	100.00%
5290 ~ Bad Debt Expense	1,200.00	1,400.00	(200.00)	85.714%
5295 State Licenses	61.25	750.00	(688.75)	8.167%
	<u>2,472.90</u>	<u>3,674.00</u>	<u>(1,201.10)</u>	<u>67.308%</u>
Total 5200 Administration	<u>2,472.90</u>	<u>3,674.00</u>	<u>(1,201.10)</u>	<u>67.308%</u>
5300 Transfers				
5310 Trans to Replacement Funds	38,420.00	38,420.00	-	100.00%
5400 Professional				
5410 Legal Fees	785.50	1,700.00	(914.50)	46.206%

**Revenues & Expenses - Budget vs. Actual by Job
January through February 2017**

	<u>Actual</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5500 Insurance				
5510 General Liability	1,626.00	1,622.17	3.83	100.236%
5520 Flood	35,684.00	33,480.00	2,204.00	106.583%
5530 Property	24,796.00	24,790.33	5.67	100.023%
5540 Umbrella	462.00	466.00	(4.00)	99.142%
5550 Boiler & Machinery	812.00	-	812.00	100.00%
5560 Workers Compensation	890.00	897.50	(7.50)	99.164%
5580 Cyber Liability	204.00	-	204.00	100.00%
Total 5500 Insurance	64,474.00	61,256.00	3,218.00	105.253%
5600 Buildings				
5610 General Contracted	2,807.18	400.00	2,407.18	701.795%
5630 Plumbing	20,458.64	6,000.00	14,458.64	340.977%
5635 Drywall Repairs	125.00	400.00	(275.00)	31.25%
5640 Pest Control Services	552.00	750.00	(198.00)	73.60%
5680 General Supplies	1,560.18	1,600.00	(39.82)	97.511%
Total 5600 Buildings	25,503.00	9,150.00	16,353.00	278.721%
5700 Elevators				
5710 General Maintenance	10,704.00	250.00	10,454.00	4,281.60%
5720 Annual Contract	1,332.00	1,800.00	(468.00)	74.00%
Total 5700 Elevators	12,036.00	2,050.00	9,986.00	587.122%
5800 Grounds				
5820 Landscape Contract	4,300.00	4,290.00	10.00	100.233%
5825 Annual Plants / Mulch	-	1,500.00	(1,500.00)	0.00%
5840 Irrigation	-	600.00	(600.00)	0.00%
5850 Beach Raking	220.00	245.00	(25.00)	89.796%
5860 Palm Injections	100.00	-	100.00	100.00%
5870 General Supplies	245.03	100.00	145.03	245.03%
5880 Damaged Plants/Frost Prot.	-	1,000.00	(1,000.00)	0.00%
Total 5800 Grounds	4,865.03	7,735.00	(2,869.97)	62.896%
5900 Pool				
5930 General Supplies	897.83	1,000.00	(102.17)	89.783%
5940 Equipment Replacement	349.00	-	349.00	100.00%
Total 5900 Pool	1,246.83	1,000.00	246.83	124.683%
6000 Fitness & Entertainment				
6010 Tennis Court Repair & Main	-	200.00	(200.00)	0.00%
6020 Gym ~ General Contract	150.00	150.00	-	100.00%
Total 6000 Fitness & Entertainment	150.00	350.00	(200.00)	42.857%
6100 Security				
6110 General Contracted	328.10	400.00	(71.90)	82.025%
6150 Fire Alarm Monitoring	4,606.66	4,625.00	(18.34)	99.603%
Total 6100 Security	4,934.76	5,025.00	(90.24)	98.204%

**Revenues & Expenses - Budget vs. Actual by Job
January through February 2017**

	<u>Actual</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
6200 Utilities				
6210 Cable Television	15,423.10	15,250.00	173.10	101.135%
6220 Electricity	6,650.20	6,600.00	50.20	100.761%
6240 Telephone	875.53	840.00	35.53	104.23%
6250 Trash Removal	2,305.86	2,460.00	(154.14)	93.734%
6260 Water & Sewer	19,474.57	20,000.00	(525.43)	97.373%
Total 6200 Utilities	<u>44,729.26</u>	<u>45,150.00</u>	<u>(420.74)</u>	<u>99.068%</u>
Total Expense	<u>280,081.13</u>	<u>200,055.77</u>	<u>80,025.36</u>	<u>140.002%</u>
Net Income (Expense)	<u>(35,567.85)</u>	<u>44,144.23</u>	<u>(79,712.08)</u>	<u>(80.572%)</u>
Replacement				
Revenues	38,458.52	38,520.00	(61.48)	99.84%
Expenses	<u>(58,284.51)</u>	<u>-</u>	<u>(58,284.51)</u>	<u>100.00%</u>
Net Income (Expense)	<u>(19,825.99)</u>	<u>38,520.00</u>	<u>(58,345.99)</u>	<u>(51.469%)</u>
Operating				
Revenues	206,055	205,680	375	100.182%
Expenses	<u>(221,797)</u>	<u>(200,056)</u>	<u>(21,741)</u>	<u>100.00%</u>
Net Income (Expense)	<u>(15,742)</u>	<u>5,624</u>	<u>(21,366)</u>	<u>(279.894%)</u>
Total net income (Expenses)	<u>(35,568)</u>	<u>44,144</u>	<u>(79,712)</u>	<u>(80.572%)</u>