

**Creekside Preserve Homeowners Association, Inc.**

**Financial Statements**

For the Month and  
Ten  
Month Period  
Ended  
October 31, 2016

(Unaudited)

Creekside Preserve HOA

Balance Sheet  
As of 10/31/16

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Cadence; Operating; 6467	56,424.90			56,424.90
1070	Spirit Account	300.00			300.00
1210	Cadence Rsv MMA; 7523; 0.30%		96,869.88		96,869.88
1215	1st Manatee;RSVMMA;5079; 0.30%		91,594.09		91,594.09
1310	Accounts Receivable	7,763.71			7,763.71
1315	Allowance for Bad Debt	(5,006.24)			(5,006.24)
1610	Prepaid Insurance	3,149.95			3,149.95
1800	Utility Deposits	2,798.00			2,798.00
	TOTAL ASSETS	65,430.32	188,463.97	.00	253,894.29

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	8,010.23			8,010.23
3050	Deferred Revenue	22,666.68			22,666.68
3100	Security Deposits	4,000.00			4,000.00
3310	Prepaid Owner Assessments	4,613.65			4,613.65
	Subtotal Current Liab.	39,290.56	.00	.00	39,290.56

RESERVES:

5050	Basketball Court		4,376.00		4,376.00
5140	Fence		5,641.91		5,641.91
5147	Gate		31,960.66		31,960.66
5175	Well		20,328.82		20,328.82
5230	Monuments		3,366.37		3,366.37
5320	Paving		110,323.95		110,323.95
5336	Playground		3,972.41		3,972.41
5420	Sealcoating		8,218.00		8,218.00
5490	Reserve Interest-Current		275.85		275.85
	Subtotal Reserves	.00	188,463.97	.00	188,463.97

**Creekside Preserve HOA**

Balance Sheet  
 As of 10/31/16

Account	Description	Operating	Reserves	Other	Totals
EQUITY:					
5510	Retained Earnings	32,460.40			32,460.40
5512	Prior Year Adjustment	(2,180.00)			(2,180.00)
5515	PYFB transferred to Reserves	(19,782.39)			(19,782.39)
	Current Year Net Income/(Loss)	15,641.75	.00	.00	15,641.75
	Subtotal Equity	<u>26,139.76</u>	<u>.00</u>	<u>.00</u>	<u>26,139.76</u>
	TOTAL LIABILITIES & EQUITY	<u>65,430.32</u>	<u>188,463.97</u>	<u>.00</u>	<u>253,894.29</u>
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### Creekside Preserve HOA

Reserve Statement  
 As of 10/31/16

		BEGINNING	YTD	YTD	AVAILABLE
		OF YEAR	ALLOCATION	DISBURSEMENT	BALANCE
RESERVES:					
5050	Basketball Court	2,163.00	2,213.00	0.00	4,376.00
5140	Fence	3,630.91	2,011.00	0.00	5,641.91
5147	Gate	24,796.06	7,164.60	0.00	31,960.66
5175	Well	15,316.22	5,012.60	0.00	20,328.82
5230	Monuments	3,257.37	109.00	0.00	3,366.37
5320	Paving	73,766.72	36,557.23	0.00	110,323.95
5336	Playground	1,827.41	2,145.00	0.00	3,972.41
5420	Sealcoating	0.00	8,218.00	0.00	8,218.00
5490	Reserve Interest-Current	451.88	275.85	451.88	275.85
5491	Reserve Interest-Prior Year	0.00	451.88	451.88	0.00
Subtotal Reserves		125,209.57	64,158.16	903.76	188,463.97
TOTAL RESERVES		125,209.57	64,158.16	903.76	188,463.97
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### Creekside Preserve HOA

Income/Expense Statement  
 Period: 10/01/16 to 10/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
06200	Maintenance Assessments	11,334.28	11,333.33	.95	113,337.16	113,333.30	3.86	136,000.00
06210	Reserve Income	3,599.68	3,600.00	(.32)	35,996.80	36,000.00	(3.20)	43,200.00
06310	Gate Openers/Key Cards	.00	.00	.00	260.00	.00	260.00	.00
06340	Late Fees/Past Due Interest	697.21	.00	697.21	3,697.35	.00	3,697.35	.00
06580	Application Fees	25.00	.00	25.00	150.00	.00	150.00	.00
06920	Miscellaneous Income	255.00	.00	255.00	1,270.00	.00	1,270.00	.00
	<b>Subtotal Income</b>	<b>15,911.17</b>	<b>14,933.33</b>	<b>977.84</b>	<b>154,711.31</b>	<b>149,333.30</b>	<b>5,378.01</b>	<b>179,200.00</b>
<b>EXPENSES</b>								
<b>Administrative</b>								
07005	Bad Debt Expense	208.34	208.33	(.01)	1,882.36	2,083.30	200.94	2,500.00
07010	Bank Charges	.00	.00	.00	7.49	.00	(7.49)	.00
07020	Dues/License/Fees	300.00	8.33	(291.67)	431.25	83.30	(347.95)	100.00
07100	Insurance	315.00	566.67	251.67	5,852.10	5,666.70	(185.40)	6,800.00
07140	Professional Fees: Taxes/Audi	.00	183.33	183.33	.00	1,833.30	1,833.30	2,200.00
07150	Professional Fees	.00	550.00	550.00	3,758.78	5,500.00	1,741.22	6,600.00
07200	Management Fees	1,125.00	1,125.00	.00	11,250.00	11,250.00	.00	13,500.00
07250	Office: Svc/Supplies	.00	358.33	358.33	6,369.59	3,583.30	(2,786.29)	4,300.00
07300	Income Taxes	.00	83.33	83.33	.00	833.30	833.30	1,000.00
	<b>Administrative</b>	<b>1,948.34</b>	<b>3,083.32</b>	<b>1,134.98</b>	<b>29,551.57</b>	<b>30,833.20</b>	<b>1,281.63</b>	<b>37,000.00</b>
<b>Grounds</b>								
07520	Irrigation Repairs	606.00	333.33	(272.67)	3,406.00	3,333.30	(72.70)	4,000.00
07550	Aquatic Maintenance	365.00	416.67	51.67	3,650.00	4,166.70	516.70	5,000.00
07600	Landscaping Contract	4,050.00	3,900.00	(150.00)	39,750.00	39,000.00	(750.00)	46,800.00
07550	Landscape Replacement	.00	416.67	416.67	280.00	4,166.70	3,886.70	5,000.00
07590	Preserve Maintenance	.00	166.66	166.66	3,540.00	1,666.60	(1,873.40)	2,000.00
07800	Tree Trimming	.00	250.00	250.00	280.00	2,500.00	2,220.00	3,000.00
	<b>Grounds</b>	<b>5,021.00</b>	<b>5,483.33</b>	<b>462.33</b>	<b>50,906.00</b>	<b>54,833.30</b>	<b>3,927.30</b>	<b>65,800.00</b>
<b>Maintenance</b>								
08010	General Maintenance/Repairs	.00	125.00	125.00	198.21	1,250.00	1,051.79	1,500.00
08130	Street Light Repairs	100.00	250.00	150.00	629.10	2,500.00	1,870.90	3,000.00
08135	Gate Maintenance	486.18	333.33	(152.85)	3,802.24	3,333.30	(468.94)	4,000.00
08230	Playground Maintenance	.00	125.00	125.00	20.55	1,250.00	1,229.45	1,500.00
08255	Sidewalk Repairs	5,985.00	250.00	(5,735.00)	5,985.00	2,500.00	(3,485.00)	3,000.00
	<b>Maintenance</b>	<b>6,571.18</b>	<b>1,083.33</b>	<b>(5,487.85)</b>	<b>10,635.10</b>	<b>10,833.30</b>	<b>198.20</b>	<b>13,000.00</b>

**Creekside Preserve HOA**

Income/Expense Statement  
 Period: 10/01/16 to 10/31/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Utilities								
08620	Electricity	674.92	1,166.67	491.75	7,856.42	11,666.70	3,810.28	14,000.00
08675	Telephone - Gates	74.13	100.00	25.87	923.67	1,000.00	76.33	1,200.00
	Utilities	749.05	1,266.67	517.62	8,780.09	12,666.70	3,886.61	15,200.00
Other								
09710	Contingency	.00	416.67	416.67	3,200.00	4,166.70	966.70	5,000.00
09970	Transfer to Reserves	3,599.68	3,600.00	.32	35,996.80	36,000.00	3.20	43,200.00
	Other	3,599.68	4,016.67	416.99	39,196.80	40,166.70	969.90	48,200.00
	TOTAL EXPENSES	17,889.25	14,933.32	(2,955.93)	139,069.56	149,333.20	10,263.64	179,200.00
	Current Year Net Income/(loss)	(1,978.08)	.01	(1,978.09)	15,641.75	.10	15,641.65	.00
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