

Creciente Condominium Association Inc.
Balance Sheet
As of October 31, 2016

	<u>Total</u>	<u>Operating</u>	<u>Replacement</u>
ASSETS			
1000 Cash			
1005 Comcast Reward Card	3.63	3.63	
1010 Petty Cash	75.00	75.00	
1020 Operating Checking Account	283,199.21	283,199.21	
1030 Replacement Checking Account	75,535.75		75,535.75
Total 1000 Cash	358,813.59	283,277.84	75,535.75
Accounts Receivable			
1400 Receivables	(26,044.90)	(26,044.90)	
1420 Allowance for Doubtful Accts	(20,091.18)	(20,091.18)	
Total Accounts Receivable	(46,136.08)	(46,136.08)	-
1430 Undeposited Funds	5,800.00	5,800.00	
1610 Prepaid Insurance	218,563.93	218,563.93	
1620 Prepaid Expenses - Other	3,330.00	3,330.00	
1710 Due from Operating	21,893.39		21,893.39
TOTAL ASSETS	<u>562,264.83</u>	<u>464,835.69</u>	<u>97,429.14</u>
LIABILITIES AND EQUITY			
Liabilities			
Total 2000 Payables	7,948.56	7,948.56	
2120 Due to Maintenance Fund	21,893.39	21,893.39	
2140 Insurance Payable	200.00	200.00	
2160 Payroll Taxes	2,390.32	2,390.32	
2170 Due to Social Committee	1,873.03	1,873.03	
2180 Due to Logo Fund	(220.59)	(220.59)	
Total Liabilities	34,084.71	34,084.71	-
Equity			
3100 Replacement Fund	314,508.65		314,508.65
3200 Unrestricted Fund	458,569.28	458,569.28	
3300 Opening Balance Equity	(39,820.00)	(39,820.00)	
Net Income	(205,077.81)	12,001.70	(217,079.51)
Total Equity	528,180.12	430,750.98	97,429.14
TOTAL LIABILITIES AND EQUITY	<u>562,264.83</u>	<u>464,835.69</u>	<u>97,429.14</u>
	In Bal	In Bal	In Bal

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Creciente Condominium As: Details of Expenses

October 20165

<u>Date</u>	<u>Type</u>	<u>Name</u>	<u>Memo/Description</u>	<u>Amount</u>
4200 Replacement				
4440 Office Furniture and Equipment				
10/25/2016	Bill	SW FL Custom Elects	DVR Replacement	1,908
4480 Pest Control				
10/17/16	Bill	Dayne Pest Service	North building	6,000
				<u>7,908</u>
5100 Personnel				
5110 Salary ~ Manager				
10/14/2016	Ck	Justine M. Davick	Gross Pay	1,818
10/28/2016	Ck	Justine M. Davick	Gross Pay	1,818
Total for 5110 Salary ~ Manager				<u>3,635</u>
5120 Wages ~ Office Administrator				
10/14/2016	Ck	Michelle R. Feldheimer	Gross Pay	572
10/28/2016	Ck	Michelle R. Feldheimer	Gross Pay	682
Total for 5120 Wages ~ Office Administrator				<u>1,254</u>
5130 Wages ~ Maintenance				
10/14/2016	Ck	Frederick A. Bottoms	Gross Pay	958
10/28/2016	Ck	Frederick A. Bottoms	Gross Pay	958
Total for 5130 Wages ~ Maintenance				<u>1,917</u>
5140 Wages ~ Housekeeping				
10/14/2016	Ck	Merrie Gagnon	Gross Pay	1,504
10/28/2016	Ck	Merrie Gagnon	Gross Pay	1,504
Total for 5140 Wages ~ Housekeeping				<u>3,008</u>
5160 Social Security / Medicare Taxes				751
Total for 5160 Social Security / Medicare Taxes				
5180 Health Insurance				
10/01/2016	Bill	Merrie L. Gagnon	Health Insurance	500
Total for 5100 Personnel				<u>11,065</u>
5200 Administration				
5230 Internet				
10/25/2016	Bill	Comcast	10/21/16-11/20/16	70
10/25/2016	Bill	Comcast	10/20/16-11/19/16	81
10/25/2016	Bill	Comcast	10/16/16-11/15/16	120
Total for 5230 Internet				<u>271</u>
5260 General Office Supplies				
10/12/2016	Ck			2
10/12/2016	Bill	SW FL Custom Elects	Camera/Roller Board	125
10/24/2016	Ck			12
10/25/2016	Bill	The Print Shop Ink	Envelopes	104
10/25/2016	Bill	Connie Sutton	Key Replacement	647
Total for 5260 General Office Supplies				<u>890</u>

<u>Date</u>	<u>Type</u>	<u>Name</u>	<u>Memo/Description</u>	<u>Amount</u>
5270 Equipment Replacement				
10/27/2016	Ck			270
5290 ~ Bad Debt Expense				
10/11/2016	J/E		Unit 406	570
Total for 5200 Administration				2,001
5310 Transfer to Replacement Funds				
10/01/2016	J/E			17,500
5400 Professional				
5410 Legal Fees				
10/25/2016	Bill	Pavese Law Firm	Dooley 815	235
10/25/2016	Bill	Pavese Law Firm	Legal Issues	1,435
10/25/2016	Bill	Pavese Law Firm	#406	367
Total for 5410 Legal Fees and Professional Fees				2,037
5500 Insurance				
5510 General Liability				
10/01/2016	J/E		Amortization of premiums	768
5520 Flood				
10/01/2016	J/E		Amortization of premiums	16,273
5530 Property				
10/01/2016	J/E		Amortization of premiums	13,795
5540 Umbrella				
10/01/2016	J/E		Amortization of premiums	239
5550 Boikler & Machinery				
10/01/2016	J/E		Amortization of premiums	55
5560 Workers Compensation				
10/01/2016	J/E		Amortization of premiums	739
Total for 5500 Insurance				31,869
5600 Buildings				
5610 General Contracted				
10/12/2016	Bill	Absolute Best, Inc.	South Mail/Ladies Repair	850
10/12/2016	Bill	Ott Welding	South Railing Extension	925
10/25/2016	Bill	Absolute Best, Inc.	#111 clog Main	105
Total for 5610 General Contracted				1,880
5630 Plumbing				
10/25/2016	Bill	A and S Plumbing	111 A/C Clog	235
10/25/2016	Bill	A and S Plumbing	417 Kitchen clog	235
Total for 5630 Plumbing				470
5680 General Supplies				
10/12/2016	Bill	West Florida Supply co.	Liner/towels	102
10/12/2016	Bill	Brightlights LED's Inc.	Light bulbs	148
10/25/2016	Bill	Sonia Dalton	Rodent Supplies	25
10/25/2016	Bill	Cheryl Thompson	Rodent Supplies	78
10/25/2016	Bill	West Florida Supply co.	Towels/Disinfectant	83
Total for 5680 General Supplies				436
Total for 5600 Buildings				2,786

<u>Date</u>	<u>Type</u>	<u>Name</u>	<u>Memo/Description</u>	<u>Amount</u>
5700 Elevators				
5710 General Maintenance				
10/25/2016	Bill	Oracle Elevator Company	East doors off tracks	450
Total for 5710 General Maintenance				
5720 Annual Contract				
10/01/2016	J/E		October	666
Total for 5700 Elevators				
				1,116
5800 Grounds				
5820 Landscape Contract				
10/25/2016	Bill	Kyburz Landscapes LLC	October 2016	2,060
Total for 5820 Landscape Contract				
5860 Palm Injections				
10/25/2016	Bill	Palm Injectors	October	100
Total for 5860 Palm Injections				
5890 Damaged Plants / Frost Protection				
10/25/2016	Bill	Kyburz Landscapes LLC	Sod Replace	400
Total for 5800 Grounds				
				2,560
5900 Pool				
5930 General Supplies				
10/12/2016	Bill	Pool Pros	September Supplies	116
10/12/2016	Bill	Pool Pros	September Supplies	126
10/12/2016	Bill	Pool Pros	September Supplies	210
10/25/2016	Bill	Pool Pros	October Supplies	200
Total for 5930 General Supplies and Total for Pool				
				651
6000 Fitness and Entertainment				
6020 Gym ~ General Contract				
10/12/2016	Bill	Tropic Gym Tech	3rd Qtr. Maintenance	150
6100 Security				
6150 Fire Alarm Monitoring				
10/01/2016	J/E	SimplexGrinnell		(4,607)
10/01/2016	J/E	SimplexGrinnell	Correct entries	18,427
Total for 6100 Security				
				13,820
6200 Utilities				
6210 Cable Television				
10/01/2016	Bill	Comcast	October	7,415
6220 Electricity				
10/25/2016	Bill	FPL	#105 9/26/16-10/25/16	123
10/25/2016	Bill	FPL	North 9/26/16-10/25/16	456
10/25/2016	Bill	FPL	East 9/26/16-10/25/16	470
10/25/2016	Bill	FPL	South 9/26/16-10/25/16	1,339
Total for 6220 Electricity				
				2,388
6240 Telephone				
10/25/2016	Bill	Comcast	10/21/16-11/20/16	103
10/25/2016	Bill	Comcast	10/21/16-11/20/16	120
10/25/2016	Bill	Comcast	10/20/16-11/19/16	277

<u>Date</u>	<u>Type</u>	<u>Name</u>	<u>Memo/Description</u>	<u>Amount</u>
Total for 6240 Telephone				500
6250 Trash Removal				
10/12/2016	Bill	Advanced Disposal	10/1/16-10/31/16	769
6260 Water and Sewer				
10/31/2016	Bill	Fort Myers Beach Public Works	9/13/16-10/13/16	7,949
Total for 6200 Utilities				19,020
TOTAL FOR OCTOBER				112,483
TOTAL; THROUGH SEPTEMBER 30				1,287,573
TOTAL; THROUGH OCTOBER 31				1,400,055
PER STATEMENT OF REVENUES AND EXPENSES				(1,400,055)
DIFFERENCE				-

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Creciente Condominium Association Inc.
Revenues and Expenses - Budget vs. Actual
Ten Months Ended October 31, 2016

	<u>Actual</u>	<u>Budget</u>	<u>Over (under) over Budget</u>	<u>% of Budget</u>
REVENUES				
4000 Replacement Funds				
4010 Maintenance Fees	\$ 175,000	175,000	-	100.00%
4020 Interest	641	1,000	(359)	64.092%
	<u>175,641</u>	<u>176,000</u>	<u>(359)</u>	<u>99.796%</u>
Total 4000 Replacement Funds				
4100 Operating Fund				
4110 Maintenance Fees	974,700	974,700	-	100.00%
4120 Interest	215	460	(245)	46.817%
4130 Late Fee / NSF Charges	895	420	475	213.095%
4140 Consent to Transfer	900	900	-	100.00%
4150 Security Keys	117	210	(93)	55.833%
4160 Faxes and Copy Fees	7	83	(76)	8.193%
4170 Mailbox Locks	30	38	(8)	78.947%
4180 Condominium Documents	0	40	(40)	0.00%
4190 Miscellaneous Income	2,472	493	1,979	501.491%
4195 Prior Years Carryover	40,000	40,000	-	100.00%
	<u>1,019,337</u>	<u>1,017,344</u>	<u>1,993</u>	<u>100.196%</u>
Total 4100 Operating Fund				
Total Revenues	\$ <u>1,194,978</u>	<u>1,193,344</u>	<u>1,634</u>	<u>1.00</u>
EXPENSES				
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 and Concrete Restoration	17,828	32,688	(14,861)	54.538%
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 and Equipment	5,618	-	5,618	100.00%
4450 Air Conditioners	-	28,875	(28,875)	0.00%
4450 Electrical Equipment	5,000	30,000	(25,000)	16.667%
4460 Plumbing - Major	36,376	22,000	14,376	165.347%
4470 Landscape	2,175	-	2,175	100.00%
4480 Pest control	6,000	-	6,000	100.00%
	<u>392,720</u>	<u>728,253</u>	<u>495,960</u>	<u>53.926%</u>
Total 4200 Replacement				
5100 Personnel				
5110 Salary ~ Manager	38,845	38,842	3	100.007%
5120 Wages ~ Office Administrator	10,530	10,435	95	100.91%
5130 Wages ~ Maintenance	20,489	20,490	(1)	99.994%
5140 Wages ~ Housekeeping	32,176	32,160	16	100.049%
5160 Social Security / Medicare Taxes	7,813	7,735	78	101.008%
5170 Federal Unemployment (940)	168	260	(92)	64.615%
5175 Florida Unemployment Tax	50	64	(14)	77.828%
5180 Health Insurance	5,491	5,000	491	109.816%
5190 Continued Education	330	250	80	132.00%
5195 Uniform Allowance	-	500	(500)	0.00%
	<u>115,891</u>	<u>115,736</u>	<u>155</u>	<u>100.134%</u>
Total 5100 Personnel				

	<u>Actual</u>	<u>Budget</u>	<u>over Budget</u>	<u>% of Budget</u>
5200 Administration				
5210 Mileage Reimbursement	-	75	(75)	0.00%
5220 Cell Phone	152	164	(12)	92.402%
5230 Internet	3,153	4,417	(1,264)	71.373%
5240 Postage and Delivery	184	585	(401)	31.508%
5250 Copier / Fax Supplies	704	417	287	168.842%
5260 General Office Supplies	5,653	2,083	3,570	271.364%
5270 Equipment Replacement	531	250	281	212.388%
5290 ~ Bad Debt Expense	5,700	5,700	-	100.00%
5290 ~ Bad Debt Expense5 Licenses	-	750	(750)	0.00%
5295 Licenses	61	-	61	100.00%
Total 5200 Administration	16,137	14,441	1,696	111.746%
5300 Transfers and Licenses				
5310 Transfer to Replacement Funds	175,000	175,000	-	100.00%
Total 5300 Transfers and Licenses	175,000	175,000	-	100.00%
5400 Professional				
5410 Legal Fees	13,536	3,000	10,536	451.193%
5420 Audit Fees	3,500	3,500	-	100.00%
Total 5400 Professional	17,036	6,500	10,536	262.089%
5500 Insurance				
5510 General Liability	7,489	7,370	119	101.618%
5520 Flood	162,677	165,097	(2,420)	98.534%
5530 Property	137,953	188,545	(50,592)	73.167%
5540 Umbrella	2,346	2,770	(424)	84.693%
5550 Boiler & Machinery	695	750	(55)	92.667%
5560 Workers Compensation	4,026	4,500	(474)	89.467%
5570 Appraisal for Insurance	1,000	500	500	200.00%
Total 5500 Insurance	316,186	369,532	(53,346)	85.564%
5600 Buildings				
5610 General Contracted	6,474	3,500	2,974	184.96%
5620 Air Conditioner Maintenance	0	2,000	(2,000)	0.00%
5630 Plumbing	24,108	25,000	(892)	96.434%
5633 Sewer Lines Cleanout	4,500	4,000	500	112.50%
5635 Drywall Repairs	1,033	1,000	33	103.274%
5640 Pest Control Services	3,104	3,750	(646)	82.773%
5650 Carpet Cleaning	80	-	80	100.00%
5660 Water Pump Inspection	1,800	1,000	800	180.00%
5670 Decorating Supplies	988	1,000	(12)	98.794%
5680 General Supplies	14,000	5,833	8,167	240.012%
5690 Equipment Replacement	774	2,300	(1,526)	33.652%
Total 5600 Buildings	56,860	49,383	7,477	115.141%
5700 Elevators				
5710 General Maintenance	2,145	500	1,645	429.00%
5720 Annual Contract	7,573	6,869	704	110.246%
5730 License	450	450	-	100.00%
5750 State Inspections	300	1,500	(1,200)	20.00%
Total 5700 Elevators	10,468	9,319	1,149	112.328%

	<u>Actual</u>	<u>Budget</u>	<u>over Budget</u>	<u>% of Budget</u>
5800 Grounds				
5810 General Contracted	21,745	1,500	20,245	1,449.633%
5820 Landscape Contract	20,600	20,833	(233)	98.882%
5825 Annual Plants / Mulch	10,600	10,600	-	100.00%
5830 Tree Trimming	10,630	8,850	1,780	120.113%
5840 Irrigation	1,535	3,000	(1,465)	51.167%
5850 Beach Raking	1,015	1,025	(10)	99.024%
5860 Palm Injections	400	460	(60)	86.957%
5870 General Supplies	37	800	(763)	4.673%
5880 Equipment Replacement	1,360	800	560	169.939%
5890 Damaged Plants / Frost Protection	3,000	500	2,500	600.00%
Total 5800 Grounds	<u>70,921</u>	<u>48,368</u>	<u>22,553</u>	<u>146.629%</u>
5900 Pool				
5910 General Contracted	732	600	132	122.00%
5920 Permit	250	250	0	100.10%
5930 General Supplies	6,379	4,667	1,712	136.677%
5940 Equipment Replacement	-	4,000	(4,000)	0.00%
Total 5900 Pool	<u>7,361</u>	<u>9,517</u>	<u>(2,156)</u>	<u>77.345%</u>
6000 Fitness and Entertainment				
6010 Tennis Court Repairs and Maintenanar	2,132	800	1,332	266.514%
6020 Gym ~ General Contract	600	1,000	(400)	60.00%
6030 Community Internet	-	617	(617)	0.00%
Total 6000 Fitness and Entertainment	<u>2,732</u>	<u>2,417</u>	<u>315</u>	<u>113.037%</u>
6100 Security				
6110 General Contracted	-	6,000	(6,000)	0.00%
6120 Fire Protection	26,444	1,000	25,444	2,644.404%
6130 Fire Pump Inspection	-	1,350	(1,350)	0.00%
6140 Fire Alarm Inspection	-	5,000	(5,000)	0.00%
6150 Fire Alarm Monitoring	-	2,300	(2,300)	0.00%
6160 Fire Extinguisher Inspection	-	2,000	(2,000)	0.00%
6170 Fire Standpipe Inspection	-	1,500	(1,500)	0.00%
6180 Generator Repairs, Maintenance an	-	1,300	(1,300)	0.00%
6190 General Supplies	-	830	(830)	0.00%
Total 6100 Security	<u>26,444</u>	<u>21,280</u>	<u>5,164</u>	<u>124.267%</u>
6200 Utilities				
6210 Cable Television	74,152	74,150	2	100.002%
6220 Electricity	25,816	27,600	(1,784)	93.535%
6230 LP Gas	842	600	242	140.272%
6240 Telephone	3,984	3,333	651	119.532%
6250 Trash Removal	9,418	9,000	418	104.645%
6260 Water and Sewer	78,087	78,500	(413)	99.474%
Total 6200 Utilities	<u>192,299</u>	<u>193,183</u>	<u>(884)</u>	<u>99.542%</u>
Total Expenses	<u>\$ 1,400,055</u>	<u>1,742,929</u>	<u>488,619</u>	<u>80.328%</u>
Net revenues (expenses)	<u>\$ (205,078)</u>	<u>(549,585)</u>	<u>(486,985)</u>	<u>37.315%</u>

	<u>Actual</u>	<u>Budget</u>	<u>over Budget</u>	<u>% of Budget</u>
Replacement fund:				
Revenues	175,641	176,000	(359)	99.796%
Expenses	<u>(392,720)</u>	<u>(728,253)</u>	<u>(495,960)</u>	<u>53.926%</u>
Net revenues (expenses)	<u>(217,080)</u>	<u>(552,253)</u>	<u>(496,319)</u>	<u>39.308%</u>
Operating fund"				
Revenues	1,019,337	1,017,344	1,993	100.196%
Expenses	<u>(1,007,335)</u>	<u>(1,014,676)</u>	<u>7,341</u>	<u>99.277%</u>
Net revenues (expenses)	<u>12,002</u>	<u>2,668</u>	<u>9,334</u>	<u>449.839%</u>
Total Net revenues (expenses)	<u>(205,078)</u>	<u>(549,585)</u>	<u>(486,985)</u>	<u>37.315%</u>
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Operating net revenues, as above	12,002	2,668	9,334	449.839%
Prior year carryover	<u>(40,000)</u>	<u>(40,000)</u>	<u>-</u>	<u>100.00%</u>
Net current year revenues	<u>(27,998)</u>	<u>(37,332)</u>	<u>9,334</u>	<u>74.998%</u>

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