

Crestview Homeowners Association, Inc.

Balance Sheet
As of 03/31/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
Cash					
1000	BB&T Operating Account	119,144.42			119,144.42
	Total Cash	119,144.42	.00	.00	119,144.42
Current Assets					
1050	Accounts Receivable	20,257.68			20,257.68
	Total Current Assets	20,257.68	.00	.00	20,257.68
	TOTAL ASSETS	139,402.10	.00	.00	139,402.10
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
2000	Accounts Payable	1,319.72			1,319.72
2252	Deferred Income	54,174.96			54,174.96
2300	Prepaid Owner Assessments	924.80			924.80
	Subtotal Current Liab.	56,419.48	.00	.00	56,419.48
EQUITY:					
3400	Prior Year Equity - Operating	64,857.77			64,857.77
	Current Year Net Income/(Loss)	18,124.85	.00	.00	18,124.85
	Subtotal Equity	82,982.62	.00	.00	82,982.62
	TOTAL LIABILITIES & EQUITY	139,402.10	.00	.00	139,402.10

Crestview Homeowners Association, Inc.

Income/Expense Statement
Period: 03/01/19 to 03/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04110	Homeowner Dues	6,963.45	6,800.61	162.84	20,135.40	20,401.83	(266.43)	81,607.28
04510	Late Fee Income	(125.00)	.00	(125.00)	1,400.00	.00	1,400.00	.00
04530	NSF Fees	23.00	.00	23.00	23.00	.00	23.00	.00
04540	Collection Fee Income	360.00	.00	360.00	1,275.00	.00	1,275.00	.00
04801	Misc. Income	151.87	.00	151.87	421.40	.00	421.40	.00
04810	Interest Income	.90	1.00	(.10)	2.31	3.00	(.69)	12.00
04820	CAP Fee	1,200.00	1,100.00	100.00	4,200.00	3,300.00	900.00	13,200.00
	Subtotal Income	8,574.22	7,901.61	672.61	27,457.11	23,704.83	3,752.28	94,819.28
EXPENSES								
Utilities								
05110	Electric	35.99	47.92	11.93	110.35	143.76	33.41	575.00
05120	Water	76.84	970.83	893.99	150.00	2,912.49	2,762.49	11,650.00
	Utilities	112.83	1,018.75	905.92	260.35	3,056.25	2,795.90	12,225.00
Landscape Maintenance								
05210	Landscape Maintenance Contrac	1,071.86	1,071.86	.00	3,215.58	3,215.58	.00	12,862.32
05240	Landscape Maint/Repair	.00	500.00	500.00	.00	500.00	500.00	1,000.00
05245	Landscape Improvements/Upgrad	912.06	.00	(912.06)	912.06	2,000.00	1,087.94	2,000.00
05260	Irrigation Repairs	.00	.00	.00	.00	500.00	500.00	2,500.00
	Landscape Maintenance	1,983.92	1,571.86	(412.06)	4,127.64	6,215.58	2,087.94	18,362.32
Common Maintenance								
05510	Fence and Wall Maintenance	.00	.00	.00	.00	.00	.00	1,000.00
05520	Holiday Decorations	.00	.00	.00	.00	.00	.00	2,000.00
05589	Playground Equipment	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	1,000.00
	Common Maintenance	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	4,000.00
Amenity Center/Pool Maint								
	Amenity Center/Pool Main	.00	.00	.00	.00	.00	.00	.00
General & Administrative								
07010	Management Fees	700.00	700.00	.00	2,100.00	2,100.00	.00	8,400.00
07120	Admin. Supplies and Expenses	159.37	91.67	(67.70)	340.82	275.01	(65.81)	1,100.00
07125	Accounting Fee	.00	85.00	85.00	.00	255.00	255.00	1,020.00
07213	Developer Reimbursement	.00	.00	.00	.00	.00	.00	40,000.00
07220	Delinquency Processing	1,005.00	25.00	(980.00)	1,005.00	75.00	(930.00)	300.00

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		Actual	Budget	Variance	Actual	Budget	Variance	
07231	Audit	.00	.00	.00	.00	2,500.00	2,500.00	2,500.00
07310	Newsletter/ Other Mailings	171.13	42.50	(128.63)	187.45	127.50	(59.95)	510.00
07311	Community Events	.00	.00	.00	.00	.00	.00	1,000.00
07450	Unrecovered Assessments	.00	.00	.00	.00	.00	.00	1,000.00
07520	Meeting Expense	80.00	.00	(80.00)	80.00	350.00	270.00	350.00
	General & Administrative	2,115.50	944.17	(1,171.33)	3,713.27	5,682.51	1,969.24	56,180.00
	Insurance and Taxes							
07920	TX Comm. Property Policy	.00	1,991.96	1,991.96	.00	1,991.96	1,991.96	1,991.96
07930	Excess Liability Insurance	901.00	.00	(901.00)	901.00	.00	(901.00)	.00
07940	D & O	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	1,000.00
07951	Umbrella	.00	650.00	650.00	.00	650.00	650.00	650.00
07960	Property Taxes	.00	.00	.00	.00	30.00	30.00	30.00
07970	Franchise Tax	.00	.00	.00	100.00	.00	(100.00)	.00
07980	Federal Income Tax	.00	230.00	230.00	230.00	230.00	.00	230.00
07990	Franchise Tax	.00	150.00	150.00	.00	150.00	150.00	150.00
	Insurance and Taxes	901.00	4,021.96	3,120.96	1,231.00	4,051.96	2,820.96	4,051.96
	TOTAL EXPENSES	5,113.25	8,556.74	3,443.49	9,332.26	20,006.30	10,674.04	94,819.28
	OPERATING NET INCOME (LOSS)	3,460.97	(655.13)	4,116.10	18,124.85	3,698.53	14,426.32	.00
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Income/Expense Statement
 Period: 03/01/19 to 03/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
RESERVES								
Reserve Income								
	Total Reserve Income	.00	.00	.00	.00	.00	.00	.00
Reserve Expenses								
	Total Reserve Expenses	.00	.00	.00	.00	.00	.00	.00
	Reserve Net Income (Loss)	.00	.00	.00	.00	.00	.00	.00
	Community Net Income (Loss)	3,460.97	(655.13)	4,116.10	18,124.85	3,698.53	14,426.32	.00