

Crestview Homeowners Association, Inc.

Balance Sheet As of 06/30/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
Cash					
1000	BB&T Operating Account	121,165.79			121,165.79
	Total Cash	121,165.79	.00	.00	121,165.79
Current Assets					
1050	Accounts Receivable	16,434.74			16,434.74
1150	Prepaid Insurance	2,587.10			2,587.10
	Total Current Assets	19,021.84	.00	.00	19,021.84
	TOTAL ASSETS	140,187.63	.00	.00	140,187.63
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
2252	Deferred Income	36,116.64			36,116.64
2300	Prepaid Owner Assessments	1,960.60			1,960.60
	Subtotal Current Liab.	38,077.24	.00	.00	38,077.24
EQUITY:					
3400	Prior Year Equity - Operating	64,857.77			64,857.77
	Current Year Net Income/(Loss)	37,252.62	.00	.00	37,252.62
	Subtotal Equity	102,110.39	.00	.00	102,110.39
	TOTAL LIABILITIES & EQUITY	140,187.63	.00	.00	140,187.63

Crestview Homeowners Association, Inc.

Income/Expense Statement
Period: 06/01/19 to 06/30/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04110	Homeowner Dues	7,680.88	6,800.61	880.27	42,455.62	40,803.66	1,651.96	81,607.28
04510	Late Fee Income	.00	.00	.00	1,304.16	.00	1,304.16	.00
04530	NSF Fees	.00	.00	.00	23.00	.00	23.00	.00
04540	Collection Fee Income	.00	.00	.00	1,582.50	.00	1,582.50	.00
04801	Misc. Income	109.90	.00	109.90	783.03	.00	783.03	.00
04810	Interest Income	.88	1.00	(.12)	5.00	6.00	(1.00)	12.00
04820	CAP Fee	900.00	1,100.00	(200.00)	6,900.00	6,600.00	300.00	13,200.00
	Subtotal Income	8,691.66	7,901.61	790.05	53,053.31	47,409.66	5,643.65	94,819.28
EXPENSES								
Utilities								
05110	Electric	94.92	47.92	(47.00)	336.65	287.52	(49.13)	575.00
05120	Water	33.98	970.83	936.85	589.03	5,824.98	5,235.95	11,650.00
	Utilities	128.90	1,018.75	889.85	925.68	6,112.50	5,186.82	12,225.00
Landscape Maintenance								
05210	Landscape Maintenance Contrac	.00	1,071.86	1,071.86	4,287.44	6,431.16	2,143.72	12,862.32
05240	Landscape Maint/Repair	.00	.00	.00	.00	500.00	500.00	1,000.00
05245	Landscape Improvements/Upgrad	.00	.00	.00	912.06	2,000.00	1,087.94	2,000.00
05260	Irrigation Repairs	350.00	.00	(350.00)	350.00	1,500.00	1,150.00	2,500.00
	Landscape Maintenance	350.00	1,071.86	721.86	5,549.50	10,431.16	4,881.66	18,362.32
Common Maintenance								
05510	Fence and Wall Maintenance	.00	.00	.00	.00	1,000.00	1,000.00	1,000.00
05520	Holiday Decorations	.00	.00	.00	.00	.00	.00	2,000.00
05589	Playground Equipment	.00	.00	.00	.00	1,000.00	1,000.00	1,000.00
05599	Commin Area Misc. Expense	.00	.00	.00	255.98	.00	(255.98)	.00
	Common Maintenance	.00	.00	.00	255.98	2,000.00	1,744.02	4,000.00
Amenity Center/Pool Maint								
	Amenity Center/Pool Main	.00	.00	.00	.00	.00	.00	.00
General & Administrative								
07010	Management Fees	715.00	700.00	(15.00)	4,215.00	4,200.00	(15.00)	8,400.00
07120	Admin. Supplies and Expenses	72.43	91.67	19.24	682.48	550.02	(132.46)	1,100.00
07125	Accounting Fee	.00	85.00	85.00	.00	510.00	510.00	1,020.00
07213	Developer Reimbursement	.00	.00	.00	.00	20,000.00	20,000.00	40,000.00

Crestview Homeowners Association, Inc.

Income/Expense Statement
 Period: 06/01/19 to 06/30/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07220	Delinquency Processing	.00	25.00	25.00	1,770.00	150.00	(1,620.00)	300.00
07231	Audit	.00	.00	.00	.00	2,500.00	2,500.00	2,500.00
07310	Newsletter/ Other Mailings	21.67	42.50	20.83	573.65	255.00	(318.65)	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	.00	.00	.00	80.00	350.00	270.00	350.00
	General & Administrative	809.10	944.17	135.07	7,321.13	28,515.02	21,193.89	56,180.00
Insurance and Taxes								
07920	TX Comm. Property Policy	56.92	.00	(56.92)	113.80	1,991.96	1,878.16	1,991.96
07930	Excess Liability Insurance	.00	.00	.00	901.00	.00	(901.00)	.00
07940	D & O	154.08	.00	(154.08)	308.20	1,000.00	691.80	1,000.00
07950	Workers Comensation Insurance	47.71	.00	(47.71)	95.40	.00	(95.40)	.00
07951	Umbrella	.00	.00	.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	.00	.00	230.00	230.00	.00	230.00
07990	Franchise Tax	.00	.00	.00	.00	150.00	150.00	150.00
	Insurance and Taxes	258.71	.00	(258.71)	1,748.40	4,051.96	2,303.56	4,051.96
	TOTAL EXPENSES	1,546.71	3,034.78	1,488.07	15,800.69	51,110.64	35,309.95	94,819.28
	OPERATING NET INCOME (LOSS)	7,144.95	4,866.83	2,278.12	37,252.62	(3,700.98)	40,953.60	.00
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Crestview Homeowners Association, Inc.

Income/Expense Statement
 Period: 06/01/19 to 06/30/19

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
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
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	Community Net Income (Loss)	7,144.95	4,866.83	2,278.12	37,252.62	(3,700.98)	40,953.60	.00
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