



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

**Management Report For
Crescent Forest HOA Inc.**

Year End Report

for 2020

Jamie K. Mick, LCAM

Balance Sheet
Crescent Forest HOA
As of 12/31/2020

Assets

Current Assets

Account #	Account Name	Balance
		12/31/20
1103	Undeposited Funds	\$1,041.40
12-1000	CF BANKING	\$0.00
12-1050	CF BBT OPS	\$10,350.91
12-1051	CF BBT RSV	\$37,397.22
Total CF BANKING		\$47,748.13
Total Current Assets		\$48,789.53
Total Assets		\$48,789.53

Liabilities & Equity

Current Liability

Account #	Account Name	Balance
		12/31/20
2000	Estoppel Fee	\$300.00
2017	Prepayments	\$2,747.45
Total Current Liabilities		\$3,047.45
Total Liabilities		\$3,047.45

Equity

Account #	Account Name	Balance
		12/31/20
12-3600	CRESCENT FOREST RESERVES	\$0.00
12-3602	CFRESERVEINTEREST	\$1.23
12-3610	CFGeneral Reserves	\$8,968.80
12-3650	CF PAVING RESERVES	\$27,144.38
Total CRESCENT FOREST RESERVES		\$36,114.41
3001	Retained Earnings	\$8,519.89
3300	RESERVES	\$0.00
3301	EQ RSV Interest	\$0.50
Total RESERVES		\$0.50
Net Income		\$1,107.28
Total Equity		\$45,742.08
Total Liabilities & Equity		\$48,789.53

BHHS Florida Properties Group
07 Crescent Forest H O A Cash Flow Summary
Crescent Forest HOA
10/01/2020 - 12/31/2020

Account Name	Selected Period		Fiscal
	10/1/20-12/31/20		Year to Date
	10/1/20-12/31/20		1/1/20-12/31/20
Income			
CF Income	\$15,809.60		\$63,533.75
CF Misc. Income	\$297.50		\$985.00
Gate Transmitter Income	\$0.00		\$30.00
Bank Interest	\$0.30		\$4.70
Late Fee	\$19.00		\$606.20
PreviousYearRollOver	\$0.00		\$4,501.28
Total Income	\$16,126.40		\$69,660.93
Expense			
CF EXPENSES	\$0.00		\$0.00
CF TAX PREP	\$0.00		\$175.00
Crescent Forest Admin/Office	\$461.89		\$2,350.75
CF Management	\$1,600.26		\$6,401.04
CF Lawn Contract	\$2,932.60		\$8,797.80
CF Legal Expense	\$603.75		\$1,050.00
CF INSURANCE	\$0.00		\$4,296.40
CF ANNUAL RPT	\$0.00		\$61.25
CF UTILITIES	\$0.00		\$0.00
CF Electric	\$605.33		\$2,141.06
CF Street Lights	\$908.19		\$3,261.24
CF Trash	\$1,308.49		\$4,910.31
CF Fire Hydrants	\$0.00		\$110.52
Crescent Forest Telephone	\$224.25		\$843.79
Total CF UTILITIES	\$3,046.26		\$11,266.92
CF Lawn Sprinklers	\$635.32		\$2,680.44
CF Lawn Landscaping	\$85.00		\$2,485.00
CF TREE TRIMMING	\$2,775.00		\$3,760.00
CF Lakes & Banks	\$350.00		\$529.74
CF DRAINAGE MAINT	\$994.75		\$1,193.15
Crescent Forest Fountain Repair/Mant	\$465.00		\$2,110.00
CF GATE REPAIR	\$247.45		\$864.41
CF Repair Supplies	\$0.00		\$1,027.20
CF Miscellaneous	\$1,010.00		\$1,898.60
CF RESERVES EXP	\$0.00		\$0.00
CF General Reserves	\$4,250.00		\$17,000.00
CF Paving Reserves	\$125.00		\$500.00
Total CF RESERVES EXP	\$4,375.00		\$17,500.00
Total CF EXPENSES	\$19,582.28		\$68,447.70
CF Real Estate Tax	\$91.20		\$91.20
Bank Fees	\$0.00		\$14.75
Total Expense	\$19,673.48		\$68,553.65
Net Income From Operations	-\$3,547.08		\$1,107.28
Net Income	-\$3,547.08		\$1,107.28
Beginning Cash Balance	\$51,070.41		\$49,500.94
Other Accounts			
Current Assets			
Cash in Transit	\$0.00		\$0.00

BHHS Florida Properties Group
07 Crescent Forest H O A Cash Flow Summary

Crescent Forest HOA
10/01/2020 - 12/31/2020

Account Name	Selected Period	Fiscal Year to Date
	10/1/20-12/31/20	1/1/20-12/31/20
Total Current Assets	\$0.00	\$0.00
Total Assets	\$0.00	\$0.00
Current Liabilities		
Estoppel Fee	\$200.00	\$0.00
Prepayments	-\$1,309.75	-\$314.75
Total Current Liabilities	-\$1,109.75	-\$314.75
Total Liabilities	-\$1,109.75	-\$314.75
Equity		
CRESCENT FOREST RESERVES	\$0.00	\$0.00
CFRESERVEINTEREST	\$0.64	\$1.23
CFGeneral Reserves	\$2,250.31	\$2,755.81
CF PAVING RESERVES	\$125.00	\$239.80
Total CRESCENT FOREST RESERVES	\$2,375.95	\$2,996.84
Retained Earnings	\$0.00	-\$4,501.28
RESERVES	\$0.00	\$0.00
EQ RSV Interest	\$0.00	\$0.50
Total RESERVES	\$0.00	\$0.50
Total Equity	\$2,375.95	-\$1,503.94
Net Other Accounts	\$1,266.20	-\$1,818.69
Cash Flow	-\$2,280.88	-\$711.41
Ending Cash Balance Excluding Escrow Accounts	\$48,789.53	\$48,789.53
Escrow Balance as of 12/31/2020	\$0.00	\$0.00
Ending Cash Balance	\$48,789.53	\$48,789.53

01 Crescent Forest HOA Budget Variance

Run Date: 12/31/2020

Portfolio: Crescent Forest HOA

Accounting Basis : Accrual

Account #	Account Name	Actual	Month Ending		Difference	Fiscal Year To Date			Annual
			12/31/2020			12/31/2020			01/01/2020 - 12/31/2020
			Budget		YTD Actual	YTD Budget	YTD Difference	Annual Budget	Amount Remaining
INCOME									
12-4001	CF Income	\$0.00	\$0.00	\$0.00	\$63,481.00	\$62,911.20	\$569.80	\$62,911.20	-\$569.80
12-4360	CF Misc. Income	\$0.00	\$0.00	\$0.00	\$985.00	\$0.00	\$985.00	\$0.00	-\$985.00
4004	Gate Transmitter Income	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	\$30.00	\$0.00	-\$30.00
4213	Bank Interest	\$0.07	\$0.00	\$0.07	\$4.70	\$0.00	\$4.70	\$0.00	-\$4.70
4340	Late Fee	\$0.00	\$0.00	\$0.00	\$443.70	\$0.00	\$443.70	\$0.00	-\$443.70
8000	PreviousYearRollOver	\$0.00	\$0.00	\$0.00	\$4,501.28	\$0.00	\$4,501.28	\$0.00	-\$4,501.28
Total Income		\$0.07	\$0.00	\$0.07	\$69,445.68	\$62,911.20	\$6,534.48	\$62,911.20	-\$6,534.48
EXPENSE									
12-6100	CF EXPENSES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12-6105	CF TAX PREP	\$0.00	\$12.50	-\$12.50	\$175.00	\$150.00	\$25.00	\$150.00	-\$25.00
12-6110	Crescent Forest Admin/Office	\$376.00	\$233.37	\$142.63	\$2,350.75	\$2,800.00	-\$449.25	\$2,800.00	\$449.25
12-6120	CF Management	\$533.42	\$537.50	-\$4.08	\$6,401.04	\$6,450.00	-\$48.96	\$6,450.00	\$48.96
12-6121	CF Lawn Contract	\$733.15	\$750.00	-\$16.85	\$8,797.80	\$9,000.00	-\$202.20	\$9,000.00	\$202.20
12-6130	CF Legal Expense	\$0.00	\$41.63	-\$41.63	\$1,050.00	\$500.00	\$550.00	\$500.00	-\$550.00

Generated By: Jamie Mick
 Generated On: 01/18/2021
 Run Date: 12/31/2020

01 Crescent Forest HOA Budget Variance

Run Date: 12/31/2020

Account #	Account Name	Month Ending			Fiscal Year To Date			Annual	
		Actual	Budget	Difference	YTD Actual	YTD Budget	YTD Difference	01/01/2020 - 12/31/2020	
								Amount Remaining	
12-6140	CF INSURANCE	\$0.00	\$316.63	-\$316.63	\$4,296.40	\$3,800.00	\$496.40	\$3,800.00	-\$496.40
12-6161	CF ANNUAL RPT	\$0.00	\$5.15	-\$5.15	\$61.25	\$61.25	-\$0.00	\$61.25	\$0.00
12-6200	CF UTILITIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12-6220	CF Electric	\$187.61	\$300.00	-\$112.39	\$2,141.06	\$3,600.00	-\$1,458.94	\$3,600.00	\$1,458.94
12-6221	CF Street Lights	\$302.73	\$297.88	\$4.85	\$3,261.24	\$3,575.00	-\$313.76	\$3,575.00	\$313.76
12-6230	CF Trash	\$435.32	\$333.37	\$101.95	\$4,910.31	\$4,000.00	\$910.31	\$4,000.00	-\$910.31
12-6233	CF Fire Hydrants	\$0.00	\$83.37	-\$83.37	\$110.52	\$1,000.00	-\$889.48	\$1,000.00	\$889.48
12-6234	Crescent Forest Telephone	\$72.44	\$41.63	\$30.81	\$843.79	\$500.00	\$343.79	\$500.00	-\$343.79
Total CF UTILITIES		\$998.10	\$1,056.25	-\$58.15	\$11,266.92	\$12,675.00	-\$1,408.08	\$12,675.00	\$1,408.08
12-6211	CF Lawn Sprinklers	\$167.60	\$216.63	-\$49.03	\$2,680.44	\$2,600.00	\$80.44	\$2,600.00	-\$80.44
12-6213	CF Lawn Landscaping	\$85.00	\$125.00	-\$40.00	\$2,485.00	\$1,500.00	\$985.00	\$1,500.00	-\$985.00
12-6214	CF TREE TRIMMING	\$0.00	\$62.50	-\$62.50	\$3,760.00	\$750.00	\$3,010.00	\$750.00	-\$3,010.00
12-6215	CF Lakes & Banks	\$0.00	\$41.63	-\$41.63	\$529.74	\$500.00	\$29.74	\$500.00	-\$29.74
12-6216	CF DRAINAGE MAINT	\$0.00	\$62.50	-\$62.50	\$1,193.15	\$750.00	\$443.15	\$750.00	-\$443.15
12-6217	Crescent Forest Fountain Repair/Mant	\$118.00	\$150.00	-\$32.00	\$2,110.00	\$1,800.00	\$310.00	\$1,800.00	-\$310.00

Generated By:	Jamie Mick
Generated On:	01/18/2021
Run Date:	12/31/2020

01 Crescent Forest HOA Budget Variance

Run Date: 12/31/2020

Account #	Account Name	Month Ending			Fiscal Year To Date			Annual
		Actual	Budget	Difference	YTD Actual	YTD Budget	YTD Difference	01/01/2020 - 12/31/2020
			12/31/2020		12/31/2020		Annual Budget	Amount Remaining
12-6240	CF GATE REPAIR	\$247.45	\$62.50	\$184.95	\$864.41	\$750.00	\$750.00	-\$114.41
12-6242	CF Repair Supplies	\$0.00	\$83.37	-\$83.37	\$1,027.20	\$1,000.00	\$1,000.00	-\$27.20
12-6360	CF Miscellaneous	\$160.00	\$2.07	\$157.93	\$1,898.60	\$24.95	\$24.95	-\$1,873.65
12-6500	CF RESERVES EXP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12-6510	CF General Reserves	\$0.00	\$0.00	\$0.00	\$17,000.00	\$17,000.00	\$17,000.00	\$0.00
12-6650	CF Paving Reserves	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$500.00	\$0.00
Total CF RESERVES EXP		\$0.00	\$0.00	\$0.00	\$17,500.00	\$17,500.00	\$17,500.00	\$0.00
Total CF EXPENSES		\$3,418.72	\$3,759.23	-\$340.51	\$68,447.70	\$62,611.20	\$62,611.20	\$5,836.50
12-6112	CF Real Estate Tax	\$0.00	\$4.13	-\$4.13	\$91.20	\$50.00	\$50.00	-\$41.20
5202	Bank Fees	\$0.00	\$20.87	-\$20.87	\$14.75	\$250.00	\$250.00	\$235.25
Total Expense		\$3,418.72	\$3,784.23	-\$365.51	\$68,553.65	\$62,911.20	\$62,911.20	-\$5,642.45
Net Operating Income		-\$3,418.65	-\$3,784.23	\$365.58	\$892.03	\$0.00	\$0.00	-\$892.03
Total Net Income		-\$3,418.65	-\$3,784.23	\$365.58	\$892.03	\$0.00	\$0.00	-\$892.03

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