

Cross Creek at ELW Homeowners Association, Inc.

Balance Sheet

4/30/2016

Assets

Operating

1010-010 - Cash-Checking-Centennial Bank	\$65,720.95	
1110-000 - A/R-Maintenance Fees	\$2,038.15	
1410-000 - Prepaid Insurance-General	\$3,382.18	
1410-001 - Prepaid Insurance-D&O	\$1,116.00	
1410-003 - Prepaid Insurance-Workers Comp	\$710.00	
1500-001 - Utility Deposits-Electric	<u>\$3,660.00</u>	
<u>Operating Total</u>		\$76,627.28

Reserve

1041-010 - Cash-MMA-Centennial Bank	\$191,158.17	
1042-010 - Cash-CD-Centennial-07/20/16-1.0%	\$101,249.95	
<u>Reserve Total</u>		\$292,408.12

Assets Total

\$369,035.40

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$736.53	
2210-100 - Note Payable	\$243,065.01	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$20,825.86</u>	
<u>Operating Total</u>		\$264,627.40

Reserve

3020-000 - Reserve Fund-Paint	\$91,044.89	
3020-001 - Reserve Fund-Paint Walls	\$5,533.97	
3021-000 - Reserve Fund-Paving	\$37,407.66	
3025-000 - Reserve Fund-Pool	\$7,476.26	
3027-000 - Reserve Fund-Walls	\$644.46	
3028-000 - Reserve Fund-Deferred Maint.	\$75,950.37	
3051-000 - Reserve Fund-Roof Cleaning	\$4,771.21	
3061-000 - Reserve Fund-Legal/Prof	\$6,646.44	
3065-000 - Reserve Fund-Wells	\$10,432.78	
3066-000 - Reserve Fund-Mulch	\$17,232.51	
3069-000 - Reserve Fund-Fountains	\$3,701.95	
3069-001 - Reserve Fund-Mailboxes	\$1,636.50	
3080-000 - Reserve Fund-Interest	\$377.12	
3090-000 - Reserve Fund-Pooling	\$29,552.00	
<u>Reserve Total</u>		\$292,408.12

Retained Earnings

(\$230,785.62)

Net Income

\$42,785.50

Liabilities & Equity Total

\$369,035.40

Cross Creek at ELW Homeowners Association, Inc.
Budget Comparison Report
4/1/2016 - 4/30/2016

	4/1/2016 - 4/30/2016			1/1/2016 - 4/30/2016			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$39,338.00	\$39,338.60	(\$0.60)	\$157,352.00	\$157,354.40	(\$2.40)	\$472,063.20
6070-000 - Interest Income-Operating	\$10.43	\$0.00	\$10.43	\$43.97	\$0.00	\$43.97	\$0.00
6071-000 - Interest Income-Reserve	\$96.92	\$0.00	\$96.92	\$377.12	\$0.00	\$377.12	\$0.00
6076-000 - Interest Income-Owner	\$9.05	\$0.00	\$9.05	\$154.38	\$0.00	\$154.38	\$0.00
6083-000 - Other Income-General	\$40.00	\$0.00	\$40.00	\$128.00	\$0.00	\$128.00	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$70.00	\$0.00	\$70.00	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$7,388.00	\$7,388.00	\$0.00	\$29,552.00	\$29,552.00	\$0.00	\$88,656.00
6900-000 - Income Transfer to Resv Funds	(\$7,388.00)	(\$7,388.00)	\$0.00	(\$29,552.00)	(\$29,552.00)	\$0.00	(\$88,656.00)
6901-000 - Interest Transfer to Reserves	(\$96.92)	\$0.00	(\$96.92)	(\$377.12)	\$0.00	(\$377.12)	\$0.00
<u>Total Revenues</u>	\$39,397.48	\$39,338.60	\$58.88	\$157,748.35	\$157,354.40	\$393.95	\$472,063.20
Total Income	\$39,397.48	\$39,338.60	\$58.88	\$157,748.35	\$157,354.40	\$393.95	\$472,063.20
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$297.31	\$300.00	\$2.69	\$1,189.21	\$1,200.00	\$10.79	\$3,600.00
7110-001 - Insurance-Workers Comp	\$58.87	\$59.17	\$0.30	\$235.36	\$236.68	\$1.32	\$710.00
7110-003 - Insurance-D&O	\$93.37	\$91.67	(\$1.70)	\$373.36	\$366.68	(\$6.68)	\$1,100.00
7115-000 - Loan Interest	\$799.32	\$0.00	(\$799.32)	\$3,232.69	\$0.00	(\$3,232.69)	\$0.00
7115-001 - Loan Funding	\$0.00	\$5,257.00	\$5,257.00	\$0.00	\$21,028.00	\$21,028.00	\$63,084.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$416.67	\$416.67	\$453.00	\$1,666.68	\$1,213.68	\$5,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.17	\$5.17	\$61.25	\$20.68	(\$40.57)	\$62.00
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$0.00	\$116.68	\$116.68	\$350.00
7410-000 - Management Fee	\$2,011.10	\$2,011.10	\$0.00	\$8,044.40	\$8,044.40	\$0.00	\$24,133.20
7510-000 - Admin Expenses-General	\$134.53	\$291.67	\$157.14	\$856.44	\$1,166.68	\$310.24	\$3,500.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$30.83	\$30.83	\$0.00	\$123.32	\$123.32	\$370.00
7510-011 - Admin Expenses-Web Site	\$0.00	\$20.83	\$20.83	\$52.38	\$83.32	\$30.94	\$250.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$11.67	\$11.67	\$70.00	\$46.68	(\$23.32)	\$140.00
<u>Total Administrative</u>	\$3,394.50	\$8,524.95	\$5,130.45	\$14,568.09	\$34,099.80	\$19,531.71	\$102,299.20
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$5,587.60	\$5,587.00	(\$0.60)	\$22,350.40	\$22,348.00	(\$2.40)	\$67,044.00
8110-000 - Repair & Maintenance-General	\$0.00	\$2,916.67	\$2,916.67	\$920.28	\$11,666.68	\$10,746.40	\$35,000.00
8210-001 - Grounds-All Lawn Svcs.	\$13,242.54	\$13,243.33	\$0.79	\$52,970.16	\$52,973.32	\$3.16	\$158,920.00
8210-012 - Grounds-Lake Treatments	\$153.00	\$150.00	(\$3.00)	\$612.00	\$600.00	(\$12.00)	\$1,800.00
8210-031 - Grounds-Holiday Decorations	\$0.00	\$108.33	\$108.33	\$0.00	\$433.32	\$433.32	\$1,300.00
8312-000 - Pool-Service-General	\$400.00	\$400.00	\$0.00	(\$7,910.48)	\$1,600.00	\$9,510.48	\$4,800.00
8312-010 - Pool-Restroom Cleaning	\$440.00	\$483.33	\$43.33	\$1,780.00	\$1,933.32	\$153.32	\$5,800.00
8710-003 - Utilities-Electric-Street Lights	\$0.00	\$1,083.33	\$1,083.33	\$3,186.02	\$4,333.32	\$1,147.30	\$13,000.00
8710-004 - Utilities-Electric-Pool	\$0.00	\$466.67	\$466.67	\$1,752.01	\$1,866.68	\$114.67	\$5,600.00
8710-007 - Utilities-Sewer & Water	\$336.53	\$125.00	(\$211.53)	\$458.38	\$500.00	\$41.62	\$1,500.00
8710-011 - Utilities-Refuse Removal	(\$4,992.96)	\$2,333.33	\$7,326.29	\$8,360.00	\$9,333.32	\$973.32	\$28,000.00
8710-012 - Utilities-Cable TV	\$7,121.65	\$3,416.67	(\$3,704.98)	\$14,204.61	\$13,666.68	(\$537.93)	\$41,000.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$0.00	\$500.00	\$500.00	\$1,711.38	\$2,000.00	\$288.62	\$6,000.00
<u>Total Services & Utilities</u>	\$22,288.36	\$30,813.66	\$8,525.30	\$100,394.76	\$123,254.64	\$22,859.88	\$369,764.00
Total Expense	\$25,682.86	\$39,338.61	\$13,655.75	\$114,962.85	\$157,354.44	\$42,391.59	\$472,063.20
Operating Net Income	\$13,714.62	(\$0.01)	\$13,714.63	\$42,785.50	(\$0.04)	\$42,785.54	\$0.00

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Budget Comparison Report
4/1/2016 - 4/30/2016

	4/1/2016 - 4/30/2016			1/1/2016 - 4/30/2016			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Reserve Expense							
<u>Reserve Expense</u>							
9620-000 - Reserve Expense-Painting	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	(\$5,000.00)	\$0.00
9625-000 - Reserve Expense-Pool	\$0.00	\$0.00	\$0.00	\$5,802.28	\$0.00	(\$5,802.28)	\$0.00
9628-000 - Reserve Expense-Deferred Maint.	\$7,330.00	\$0.00	(\$7,330.00)	\$7,330.00	\$0.00	(\$7,330.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$7,330.00)	\$0.00	\$7,330.00	(\$18,132.28)	\$0.00	\$18,132.28	\$0.00
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	\$13,714.62	(\$0.01)	\$13,714.63	\$42,785.50	(\$0.04)	\$42,785.54	\$0.00