

**CROSS CREEK AT ELW  
HOMEOWNERS ASSOCIATION, INC.**

FINANCIAL STATEMENT UNAUDITED

**APRIL 2022**

Prepared by:

MANAGEMENT & ASSOCIATES  
720 Brooker Creek Blvd., #206  
Oldsmar, FL 34677

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Balance Sheet**  
**4/30/2022**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$89,821.77	
1110-000 - A/R-Maintenance Fees	\$5,154.39	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$98,527.10

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$331,500.27	
1041-015 - Centennial Bank MMA	\$102,580.50	
<u>Reserve Total</u>		<u>\$434,080.77</u>

*Assets Total*

\$532,607.87

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$3,971.78	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$25,788.83</u>	
<u>Operating Total</u>		\$29,760.61

Reserve

3027-000 - Reserve Fund-Walls	\$659.32	
3061-000 - Reserve Fund-Legal/Prof	\$1,519.97	
3065-000 - Reserve Fund-Wells	\$113.97	
3069-001 - Reserve Fund-Mailboxes	\$1,674.23	
3080-000 - Reserve Fund-Interest	\$228.83	
3090-000 - Reserve Fund-Pooling	\$429,884.45	
<u>Reserve Total</u>		\$434,080.77

Retained Earnings

\$62,939.54

Net Income

\$5,826.95

*Liabilities & Equity Total*

\$532,607.87

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**4/1/2022 - 4/30/2022**

	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$39,013.33	\$39,013.64	(\$0.31)	\$156,053.32	\$156,054.56	(\$1.24)	\$468,163.70
6070-000 - Interest Income-Operating	\$4.67	\$0.00	\$4.67	\$17.47	\$0.00	\$17.47	\$0.00
6071-000 - Interest Income-Reserve	\$58.86	\$0.00	\$58.86	\$228.83	\$0.00	\$228.83	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$64.13	\$0.00	\$64.13	\$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	\$14,666.67	\$14,666.67	\$0.00	\$58,666.68	\$58,666.68	\$0.00	\$176,000.00
6900-000 - Income Transfer to Resv Funds	(\$14,666.67)	(\$14,666.67)	\$0.00	(\$58,666.68)	(\$58,666.68)	\$0.00	(\$176,000.00)
6901-000 - Interest Transfer to Reserves	(\$58.86)	\$0.00	(\$58.86)	(\$228.83)	\$0.00	(\$228.83)	\$0.00
<b>Total Revenues</b>	<b>\$39,018.00</b>	<b>\$39,013.64</b>	<b>\$4.36</b>	<b>\$156,204.92</b>	<b>\$156,054.56</b>	<b>\$150.36</b>	<b>\$468,163.70</b>
<b>Total Income</b>	<b>\$39,018.00</b>	<b>\$39,013.64</b>	<b>\$4.36</b>	<b>\$156,204.92</b>	<b>\$156,054.56</b>	<b>\$150.36</b>	<b>\$468,163.70</b>
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$529.95	\$472.41	(\$57.54)	\$2,328.18	\$1,889.64	(\$438.54)	\$5,668.96
7110-001 - Insurance-Workers Comp	\$37.42	\$60.42	\$23.00	\$194.92	\$241.68	\$46.76	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$95.83	\$95.83	\$0.00	\$383.32	\$383.32	\$1,150.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$416.67	\$416.67	\$1,741.92	\$1,666.68	(\$75.24)	\$5,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$20.40	(\$40.85)	\$61.25
7310-006 - Taxes-Pool Permit	\$350.00	\$32.50	(\$317.50)	\$350.00	\$130.00	(\$220.00)	\$390.00
7410-000 - Management Fee	\$2,146.72	\$2,146.72	\$0.00	\$8,586.88	\$8,586.88	\$0.00	\$25,760.65
7510-000 - Admin Expenses-General	\$109.94	\$291.67	\$181.73	\$1,343.41	\$1,166.68	(\$176.73)	\$3,500.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$100.00	\$100.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$14.00	\$33.33	\$19.33	\$56.00	\$133.32	\$77.32	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$12.08	\$12.08	\$0.00	\$48.32	\$48.32	\$145.00
<b>Total Administrative</b>	<b>\$3,188.03</b>	<b>\$3,591.73</b>	<b>\$403.70</b>	<b>\$14,662.56</b>	<b>\$14,366.92</b>	<b>(\$295.64)</b>	<b>\$43,100.86</b>
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$8,998.72	\$9,022.17	\$23.45	\$35,994.88	\$36,088.68	\$93.80	\$108,266.00
8110-000 - Repair & Maintenance-General	\$413.56	\$726.82	\$313.26	\$646.56	\$2,907.28	\$2,260.72	\$8,721.84
8110-018 - R&M-Sidewalks	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$6,000.00
8210-000 - Grounds Maintenance-General	\$13,000.00	\$12,374.67	(\$625.33)	\$51,333.00	\$49,498.68	(\$1,834.32)	\$148,496.00
8210-004 - Grounds-Trees	\$0.00	\$312.50	\$312.50	\$75.46	\$1,250.00	\$1,174.54	\$3,750.00
8210-009 - Grounds-Irrigation Repairs	\$2,141.50	\$2,266.67	\$125.17	\$5,886.36	\$9,066.68	\$3,180.32	\$27,200.00
8210-012 - Grounds-Lake Treatments	\$179.35	\$257.58	\$78.23	\$963.94	\$1,030.32	\$66.38	\$3,091.00
8312-000 - Pool-Service-General	\$495.00	\$600.00	\$105.00	\$1,990.00	\$2,400.00	\$410.00	\$7,200.00
8312-010 - Pool-Restroom Cleaning	\$321.00	\$320.00	(\$1.00)	\$1,284.00	\$1,280.00	(\$4.00)	\$3,840.00
8710-003 - Utilities-Electric-Street Lights	\$1,495.45	\$1,250.00	(\$245.45)	\$5,919.72	\$5,000.00	(\$919.72)	\$15,000.00
8710-004 - Utilities-Electric-Pool	\$235.17	\$250.00	\$14.83	\$918.22	\$1,000.00	\$81.78	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$112.69	\$83.33	(\$29.36)	\$225.38	\$333.32	\$107.94	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,450.12	\$2,350.67	(\$99.45)	\$9,725.48	\$9,402.68	(\$322.80)	\$28,208.00
8710-012 - Utilities-Cable TV	\$4,507.26	\$4,507.50	\$0.24	\$18,028.52	\$18,030.00	\$1.48	\$54,090.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$678.41	\$600.00	(\$78.41)	\$2,723.89	\$2,400.00	(\$323.89)	\$7,200.00
<b>Total Services &amp; Utilities</b>	<b>\$35,028.23</b>	<b>\$35,421.91</b>	<b>\$393.68</b>	<b>\$135,715.41</b>	<b>\$141,687.64</b>	<b>\$5,972.23</b>	<b>\$425,062.84</b>
<b>Total Expense</b>	<b>\$38,216.26</b>	<b>\$39,013.64</b>	<b>\$797.38</b>	<b>\$150,377.97</b>	<b>\$156,054.56</b>	<b>\$5,676.59</b>	<b>\$468,163.70</b>

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**4/1/2022 - 4/30/2022**

	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
Operating Net Income	\$801.74	\$0.00	\$801.74	\$5,826.95	\$0.00	\$5,826.95	\$0.00
Net Income	\$801.74	\$0.00	\$801.74	\$5,826.95	\$0.00	\$5,826.95	\$0.00