

**Cross Creek at ELW Homeowners Association, Inc.**

**Balance Sheet**

**2/29/2016**

**Assets**

Operating

1010-010 - Cash-Checking-Centennial Bank	\$113,543.48	
1110-000 - A/R-Maintenance Fees	\$4,765.36	
1410-000 - Prepaid Insurance-General	\$594.61	
1410-001 - Prepaid Insurance-D&O	\$186.70	
1410-003 - Prepaid Insurance-Workers Comp	\$117.70	
1500-001 - Utility Deposits-Electric	<u>\$3,660.00</u>	
<u>Operating Total</u>		\$122,867.85

Reserve

1041-010 - Cash-MMA-Centennial Bank	\$150,424.00	
1042-010 - Cash-CD-Centennial-07/20/16-1.0%	\$101,083.29	
1120-000 - A/R-Due from Operating Fund	<u>\$33,263.32</u>	
<u>Reserve Total</u>		\$284,770.61

*Assets Total*

\$407,638.46

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$26,697.02	
2120-000 - A/P-Due to Reserves	\$33,263.32	
2122-000 - A/P-Master	\$131.80	
2210-100 - Note Payable	\$251,952.15	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$16,298.86</u>	
<u>Operating Total</u>		\$328,343.15

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.	\$83,280.37	
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	\$185.61	
3090-000 - Reserve Fund-Pooling	\$14,776.00	
<u>Reserve Total</u>		\$284,770.61

Retained Earnings

(\$230,785.62)

Net Income

\$25,310.32

*Liabilities & Equity Total*

\$407,638.46

**Cross Creek at ELW Homeowners Association, Inc.**  
**Budget Comparison Report**  
**2/1/2016 - 2/29/2016**

	2/1/2016 - 2/29/2016			1/1/2016 - 2/29/2016			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$39,338.00	\$39,338.60	(\$0.60)	\$78,676.00	\$78,677.20	(\$1.20)	\$472,063.20
6070-000 - Interest Income-Operating	\$10.39	\$0.00	\$10.39	\$24.08	\$0.00	\$24.08	\$0.00
6071-000 - Interest Income-Reserve	\$93.68	\$0.00	\$93.68	\$185.61	\$0.00	\$185.61	\$0.00
6076-000 - Interest Income-Owner	\$40.62	\$0.00	\$40.62	\$128.53	\$0.00	\$128.53	\$0.00
6083-000 - Other Income-General	\$28.00	\$0.00	\$28.00	\$28.00	\$0.00	\$28.00	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$7,388.00	\$7,388.00	\$0.00	\$14,776.00	\$14,776.00	\$0.00	\$88,656.00
6900-000 - Income Transfer to Resv Funds	(\$7,388.00)	(\$7,388.00)	\$0.00	(\$14,776.00)	(\$14,776.00)	\$0.00	(\$88,656.00)
6901-000 - Interest Transfer to Reserves	(\$93.68)	\$0.00	(\$93.68)	(\$185.61)	\$0.00	(\$185.61)	\$0.00
<u>Total Revenues</u>	\$39,417.01	\$39,338.60	\$78.41	\$78,856.61	\$78,677.20	\$179.41	\$472,063.20
<b>Total Income</b>	\$39,417.01	\$39,338.60	\$78.41	\$78,856.61	\$78,677.20	\$179.41	\$472,063.20
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$297.30	\$300.00	\$2.70	\$594.60	\$600.00	\$5.40	\$3,600.00
7110-001 - Insurance-Workers Comp	\$58.83	\$59.17	\$0.34	\$117.66	\$118.34	\$0.68	\$710.00
7110-003 - Insurance-D&O	\$93.33	\$91.67	(\$1.66)	\$186.66	\$183.34	(\$3.32)	\$1,100.00
7115-000 - Loan Interest	\$761.35	\$0.00	(\$761.35)	\$1,590.91	\$0.00	(\$1,590.91)	\$0.00
7115-001 - Loan Funding	\$0.00	\$5,257.00	\$5,257.00	\$0.00	\$10,514.00	\$10,514.00	\$63,084.00
7210-000 - Legal/Prof/Resv Analysis	\$103.00	\$416.67	\$313.67	\$103.00	\$833.34	\$730.34	\$5,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.17	\$5.17	\$61.25	\$10.34	(\$50.91)	\$62.00
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$0.00	\$58.34	\$58.34	\$350.00
7410-000 - Management Fee	\$2,011.10	\$2,011.10	\$0.00	\$4,022.20	\$4,022.20	\$0.00	\$24,133.20
7510-000 - Admin Expenses-General	\$161.68	\$291.67	\$129.99	\$524.36	\$583.34	\$58.98	\$3,500.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$30.83	\$30.83	\$0.00	\$61.66	\$61.66	\$370.00
7510-011 - Admin Expenses-Web Site	\$0.00	\$20.83	\$20.83	\$0.00	\$41.66	\$41.66	\$250.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$11.67	\$11.67	\$0.00	\$23.34	\$23.34	\$140.00
<u>Total Administrative</u>	\$3,486.59	\$8,524.95	\$5,038.36	\$7,200.64	\$17,049.90	\$9,849.26	\$102,299.20
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$5,587.60	\$5,587.00	(\$0.60)	\$11,175.20	\$11,174.00	(\$1.20)	\$67,044.00
8110-000 - Repair & Maintenance-General	\$105.00	\$2,916.67	\$2,811.67	\$256.50	\$5,833.34	\$5,576.84	\$35,000.00
8210-001 - Grounds-All Lawn Svcs.	\$13,242.54	\$13,243.33	\$0.79	\$26,485.08	\$26,486.66	\$1.58	\$158,920.00
8210-012 - Grounds-Lake Treatments	\$153.00	\$150.00	(\$3.00)	\$306.00	\$300.00	(\$6.00)	\$1,800.00
8210-031 - Grounds-Holiday Decorations	\$0.00	\$108.33	\$108.33	\$0.00	\$216.66	\$216.66	\$1,300.00
8312-000 - Pool-Service-General	\$400.00	\$400.00	\$0.00	(\$8,734.00)	\$800.00	\$9,534.00	\$4,800.00
8312-010 - Pool-Restroom Cleaning	\$440.00	\$483.33	\$43.33	\$900.00	\$966.66	\$66.66	\$5,800.00
8710-003 - Utilities-Electric-Street Lights	\$1,057.10	\$1,083.33	\$26.23	\$2,128.92	\$2,166.66	\$37.74	\$13,000.00
8710-004 - Utilities-Electric-Pool	\$618.76	\$466.67	(\$152.09)	\$1,237.03	\$933.34	(\$303.69)	\$5,600.00
8710-007 - Utilities-Sewer & Water	\$121.85	\$125.00	\$3.15	\$121.85	\$250.00	\$128.15	\$1,500.00
8710-011 - Utilities-Refuse Removal	\$5,670.17	\$2,333.33	(\$3,336.84)	\$7,760.17	\$4,666.66	(\$3,093.51)	\$28,000.00
8710-012 - Utilities-Cable TV	\$0.00	\$3,416.67	\$3,416.67	\$3,580.17	\$6,833.34	\$3,253.17	\$41,000.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$519.85	\$500.00	(\$19.85)	\$1,128.73	\$1,000.00	(\$128.73)	\$6,000.00
<u>Total Services &amp; Utilities</u>	\$27,915.87	\$30,813.66	\$2,897.79	\$46,345.65	\$61,627.32	\$15,281.67	\$369,764.00
<b>Total Expense</b>	\$31,402.46	\$39,338.61	\$7,936.15	\$53,546.29	\$78,677.22	\$25,130.93	\$472,063.20
Operating Net Income	\$8,014.55	(\$0.01)	\$8,014.56	\$25,310.32	(\$0.02)	\$25,310.34	\$0.00
<b>Reserve Expense</b>							

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**Budget Comparison Report**  
**2/1/2016 - 2/29/2016**

	2/1/2016 - 2/29/2016			1/1/2016 - 2/29/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Other</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	\$726.28	\$0.00	(\$726.28)	\$5,802.28	\$0.00	(\$5,802.28)	\$0.00
9632-000 - Reserve Expense-Loan Interest	\$761.35	\$0.00	(\$761.35)	\$1,590.91	\$0.00	(\$1,590.91)	\$0.00
9900-000 - Reserve Expense-Funding	(\$1,487.63)	\$0.00	\$1,487.63	(\$12,393.19)	\$0.00	\$12,393.19	\$0.00
<u>Total Other</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Reserve Expense</b>	\$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	\$8,014.55	(\$0.01)	\$8,014.56	\$25,310.32	(\$0.02)	\$25,310.34	\$0.00