

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

FINANCIAL STATEMENT UNAUDITED

FEBRUARY 2022

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Balance Sheet
2/28/2022

Assets

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$79,968.59	
1110-000 - A/R-Maintenance Fees	\$3,875.38	
1410-000 - Prepaid Insurance-General	\$1,129.36	
1410-003 - Prepaid Insurance-Workers Comp	\$89.92	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$88,614.19

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$302,069.59	
1041-015 - Centennial Bank MMA	\$102,563.36	
<u>Reserve Total</u>		<u>\$404,632.95</u>

Assets Total

\$493,247.14

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$3,331.98	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$20,056.91</u>	
<u>Operating Total</u>		\$23,388.89

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	\$114.35	
3090-000 - Reserve Fund-Pooling	\$400,551.11	
<u>Reserve Total</u>		\$404,632.95

Retained Earnings

\$62,939.54

Net Income

\$2,285.76

Liabilities & Equity Total

\$493,247.14

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
2/1/2022 - 2/28/2022

	2/1/2022 - 2/28/2022			1/1/2022 - 2/28/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$39,013.33	\$39,013.64	(\$0.31)	\$78,026.66	\$78,027.28	(\$0.62)	\$468,163.70
6070-000 - Interest Income-Operating	\$4.50	\$0.00	\$4.50	\$8.80	\$0.00	\$8.80	\$0.00
6071-000 - Interest Income-Reserve	\$60.64	\$0.00	\$60.64	\$114.35	\$0.00	\$114.35	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$32.59	\$0.00	\$32.59	\$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	\$29,333.34	\$29,333.34	\$0.00	\$176,000.00
6900-000 - Income Transfer to Resv Funds	(\$14,666.67)	(\$14,666.67)	\$0.00	(\$29,333.34)	(\$29,333.34)	\$0.00	(\$176,000.00)
6901-000 - Interest Transfer to Reserves	(\$60.64)	\$0.00	(\$60.64)	(\$114.35)	\$0.00	(\$114.35)	\$0.00
Total Revenues	\$39,017.83	\$39,013.64	\$4.19	\$78,138.05	\$78,027.28	\$110.77	\$468,163.70
Total Income	\$39,017.83	\$39,013.64	\$4.19	\$78,138.05	\$78,027.28	\$110.77	\$468,163.70
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$599.41	\$472.41	(\$127.00)	\$1,198.82	\$944.82	(\$254.00)	\$5,668.96
7110-001 - Insurance-Workers Comp	\$52.50	\$60.42	\$7.92	\$105.00	\$120.84	\$15.84	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$95.83	\$95.83	\$0.00	\$191.66	\$191.66	\$1,150.00
7210-000 - Legal/Prof/Resv Analysis	\$165.00	\$416.67	\$251.67	\$1,741.92	\$833.34	(\$908.58)	\$5,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$10.20	(\$51.05)	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$32.50	\$32.50	\$0.00	\$65.00	\$65.00	\$390.00
7410-000 - Management Fee	\$2,146.72	\$2,146.72	\$0.00	\$4,293.44	\$4,293.44	\$0.00	\$25,760.65
7510-000 - Admin Expenses-General	\$108.78	\$291.67	\$182.89	\$1,145.59	\$583.34	(\$562.25)	\$3,500.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$50.00	\$50.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$14.00	\$33.33	\$19.33	\$28.00	\$66.66	\$38.66	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$12.08	\$12.08	\$0.00	\$24.16	\$24.16	\$145.00
Total Administrative	\$3,086.41	\$3,591.73	\$505.32	\$8,574.02	\$7,183.46	(\$1,390.56)	\$43,100.86
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$8,998.72	\$9,022.17	\$23.45	\$17,997.44	\$18,044.34	\$46.90	\$108,266.00
8110-000 - Repair & Maintenance-General	\$0.00	\$726.82	\$726.82	\$135.00	\$1,453.64	\$1,318.64	\$8,721.84
8110-018 - R&M-Sidewalks	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$6,000.00
8210-000 - Grounds Maintenance-General	\$13,000.00	\$12,374.67	(\$625.33)	\$25,333.00	\$24,749.34	(\$583.66)	\$148,496.00
8210-004 - Grounds-Trees	\$75.46	\$312.50	\$237.04	\$75.46	\$625.00	\$549.54	\$3,750.00
8210-009 - Grounds-Irrigation Repairs	\$2,672.98	\$2,266.67	(\$406.31)	\$2,967.98	\$4,533.34	\$1,565.36	\$27,200.00
8210-012 - Grounds-Lake Treatments	\$167.62	\$257.58	\$89.96	\$335.24	\$515.16	\$179.92	\$3,091.00
8312-000 - Pool-Service-General	\$495.00	\$600.00	\$105.00	\$990.00	\$1,200.00	\$210.00	\$7,200.00
8312-010 - Pool-Restroom Cleaning	\$321.00	\$320.00	(\$1.00)	\$642.00	\$640.00	(\$2.00)	\$3,840.00
8710-003 - Utilities-Electric-Street Lights	\$1,507.57	\$1,250.00	(\$257.57)	\$2,938.16	\$2,500.00	(\$438.16)	\$15,000.00
8710-004 - Utilities-Electric-Pool	\$210.02	\$250.00	\$39.98	\$463.09	\$500.00	\$36.91	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$112.69	\$83.33	(\$29.36)	\$112.69	\$166.66	\$53.97	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,425.12	\$2,350.67	(\$74.45)	\$4,850.24	\$4,701.34	(\$148.90)	\$28,208.00
8710-012 - Utilities-Cable TV	\$4,507.00	\$4,507.50	\$0.50	\$9,014.00	\$9,015.00	\$1.00	\$54,090.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$657.46	\$600.00	(\$57.46)	\$1,423.97	\$1,200.00	(\$223.97)	\$7,200.00
Total Services & Utilities	\$35,150.64	\$35,421.91	\$271.27	\$67,278.27	\$70,843.82	\$3,565.55	\$425,062.84
Total Expense	\$38,237.05	\$39,013.64	\$776.59	\$75,852.29	\$78,027.28	\$2,174.99	\$468,163.70

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
2/1/2022 - 2/28/2022

	2/1/2022 - 2/28/2022			1/1/2022 - 2/28/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$780.78	\$0.00	\$780.78	\$2,285.76	\$0.00	\$2,285.76	\$0.00
Net Income	\$780.78	\$0.00	\$780.78	\$2,285.76	\$0.00	\$2,285.76	\$0.00