

Cross Creek at ELW Homeowners Association, Inc.

Balance Sheet

2/28/2017

Assets

Operating

1010-010 - Cash-Checking-Centennial Bank	\$90,801.21	
1110-000 - A/R-Maintenance Fees	\$3,077.78	
1410-000 - Prepaid Insurance-General	\$563.68	
1410-001 - Prepaid Insurance-D&O	\$186.00	
1410-003 - Prepaid Insurance-Workers Comp	\$118.30	
1500-001 - Utility Deposits-Electric	<u>\$3,660.00</u>	
<u>Operating Total</u>		\$98,406.97

Reserve

1041-010 - Cash-MMA-Centennial Bank	\$95,339.14	
1042-010 - Cash-CD-Centennial-01/20/18-0.20%	\$101,620.44	
<u>Reserve Total</u>		\$196,959.58

Assets Total

\$295,366.55

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$15,501.77	
2122-000 - A/P-Master	\$375.60	
2210-100 - Note Payable	\$197,509.42	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$29,879.86</u>	
<u>Operating Total</u>		\$243,266.65

Reserve

3020-000 - Reserve Fund-Paint	\$470.91	
3020-001 - Reserve Fund-Paint Walls	\$5,562.21	
3025-000 - Reserve Fund-Pool	\$1,637.74	
3027-000 - Reserve Fund-Walls	\$647.75	
3028-000 - Reserve Fund-Deferred Maint.	\$64,175.04	
3061-000 - Reserve Fund-Legal/Prof	\$6,680.36	
3065-000 - Reserve Fund-Wells	\$10,486.03	
3066-000 - Reserve Fund-Mulch	\$17,320.46	
3069-000 - Reserve Fund-Fountains	\$3,720.85	
3069-001 - Reserve Fund-Mailboxes	\$1,644.85	
3080-000 - Reserve Fund-Interest	\$122.86	
3090-000 - Reserve Fund-Pooling	\$84,490.52	
<u>Reserve Total</u>		\$196,959.58

Retained Earnings

(\$154,881.94)

Net Income

\$10,022.26

Liabilities & Equity Total

\$295,366.55

Cross Creek at ELW Homeowners Association, Inc.

Budget Comparison Report

2/1/2017 - 2/28/2017

	2/1/2017 - 2/28/2017			1/1/2017 - 2/28/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$37,657.17	\$37,657.54	(\$0.37)	\$75,314.34	\$75,315.08	(\$0.74)	\$451,890.48
6070-000 - Interest Income-Operating	\$12.87	\$0.00	\$12.87	\$21.03	\$0.00	\$21.03	\$0.00
6071-000 - Interest Income-Reserve	\$61.20	\$0.00	\$61.20	\$122.86	\$0.00	\$122.86	\$0.00
6076-000 - Interest Income-Owner	\$32.14	\$0.00	\$32.14	\$58.81	\$0.00	\$58.81	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$11,020.83	\$11,020.83	\$0.00	\$22,041.66	\$22,041.66	\$0.00	\$132,250.00
6900-000 - Income Transfer to Resv Funds	(\$11,020.83)	(\$11,020.83)	\$0.00	(\$22,041.66)	(\$22,041.66)	\$0.00	(\$132,250.00)
6901-000 - Interest Transfer to Reserves	(\$61.20)	\$0.00	(\$61.20)	(\$122.86)	\$0.00	(\$122.86)	\$0.00
Total Revenues	\$37,702.18	\$37,657.54	\$44.64	\$75,394.18	\$75,315.08	\$79.10	\$451,890.48
Total Income	\$37,702.18	\$37,657.54	\$44.64	\$75,394.18	\$75,315.08	\$79.10	\$451,890.48
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$281.85	\$291.67	\$9.82	\$563.70	\$583.34	\$19.64	\$3,500.00
7110-001 - Insurance-Workers Comp	\$59.17	\$60.42	\$1.25	\$118.34	\$120.84	\$2.50	\$725.00
7110-003 - Insurance-D&O	\$93.00	\$95.83	\$2.83	\$186.00	\$191.66	\$5.66	\$1,150.00
7115-000 - Loan Interest	\$653.19	\$0.00	(\$653.19)	\$1,320.74	\$0.00	(\$1,320.74)	\$0.00
7115-001 - Loan Funding	\$0.00	\$5,264.46	\$5,264.46	\$0.00	\$10,528.92	\$10,528.92	\$63,173.52
7210-000 - Legal/Prof/Resv Analysis	\$250.00	\$83.33	(\$166.67)	\$250.00	\$166.66	(\$83.34)	\$1,000.00
7310-002 - Taxes-Corp Annual	\$61.25	\$5.17	(\$56.08)	\$61.25	\$10.34	(\$50.91)	\$62.00
7310-006 - Taxes-Pool Permit	\$0.00	\$32.50	\$32.50	\$0.00	\$65.00	\$65.00	\$390.00
7410-000 - Management Fee	\$2,061.38	\$2,061.38	\$0.00	\$4,122.76	\$4,122.76	\$0.00	\$24,736.56
7510-000 - Admin Expenses-General	\$113.36	\$291.67	\$178.31	\$483.31	\$583.34	\$100.03	\$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	\$0.00	\$33.33	\$33.33	\$0.00	\$66.66	\$66.66	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$11.67	\$11.67	\$0.00	\$23.34	\$23.34	\$140.00
Total Administrative	\$3,573.20	\$8,256.43	\$4,683.23	\$7,106.10	\$16,512.86	\$9,406.76	\$99,077.08
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$6,245.00	\$6,145.70	(\$99.30)	\$12,297.60	\$12,291.40	(\$6.20)	\$73,748.40
8110-002 - R&M-Building	\$922.86	\$1,250.00	\$327.14	\$2,117.86	\$2,500.00	\$382.14	\$15,000.00
8210-001 - Grounds-All Lawn Svcs.	\$13,250.57	\$13,242.92	(\$7.65)	\$26,793.11	\$26,485.84	(\$307.27)	\$158,915.00
8210-012 - Grounds-Lake Treatments	\$153.00	\$154.17	\$1.17	\$306.00	\$308.34	\$2.34	\$1,850.00
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	\$0.00	\$400.00	\$400.00	\$0.00	\$800.00	\$800.00	\$4,800.00
8312-010 - Pool-Restroom Cleaning	\$440.00	\$458.33	\$18.33	\$910.00	\$916.66	\$6.66	\$5,500.00
8710-003 - Utilities-Electric-Street Lights	\$1,229.27	\$958.33	(\$270.94)	\$2,458.54	\$1,916.66	(\$541.88)	\$11,500.00
8710-004 - Utilities-Electric-Pool	\$546.22	\$416.67	(\$129.55)	\$1,092.44	\$833.34	(\$259.10)	\$5,000.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00
8710-011 - Utilities-Refuse Removal	\$2,090.00	\$2,091.67	\$1.67	\$4,180.00	\$4,183.34	\$3.34	\$25,100.00
8710-012 - Utilities-Cable TV	\$3,328.47	\$3,550.00	\$221.53	\$7,082.97	\$7,100.00	\$17.03	\$42,600.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$483.74	\$500.00	\$16.26	\$1,027.30	\$1,000.00	(\$27.30)	\$6,000.00
Total Services & Utilities	\$28,689.13	\$29,401.12	\$711.99	\$58,265.82	\$58,802.24	\$536.42	\$352,813.40
Total Expense	\$32,262.33	\$37,657.55	\$5,395.22	\$65,371.92	\$75,315.10	\$9,943.18	\$451,890.48

Cross Creek at ELW Homeowners Association, Inc.
Budget Comparison Report
2/1/2017 - 2/28/2017

	2/1/2017 - 2/28/2017			1/1/2017 - 2/28/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$5,439.85	(\$0.01)	\$5,439.86	\$10,022.26	(\$0.02)	\$10,022.28	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9620-000 - Reserve Expense-Painting	\$0.00	\$0.00	\$0.00	\$14,500.00	\$0.00	(\$14,500.00)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$14,500.00)	\$0.00	\$14,500.00	\$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	\$5,439.85	(\$0.01)	\$5,439.86	\$10,022.26	(\$0.02)	\$10,022.28	\$0.00