

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

FINANCIAL STATEMENT UNAUDITED

JANUARY 2022

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Balance Sheet
1/31/2022

Assets

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$83,625.55	
1110-000 - A/R-Maintenance Fees	\$2,957.71	
1410-000 - Prepaid Insurance-General	\$1,728.77	
1410-003 - Prepaid Insurance-Workers Comp	\$142.42	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$92,005.39

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$287,350.15	
1041-015 - Centennial Bank MMA	\$102,555.49	
<u>Reserve Total</u>		<u>\$389,905.64</u>

Assets Total

\$481,911.03

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$4,818.09	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$22,742.78</u>	
<u>Operating Total</u>		\$27,560.87

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	\$53.71	
3090-000 - Reserve Fund-Pooling	\$385,884.44	
<u>Reserve Total</u>		\$389,905.64

Retained Earnings

\$62,939.54

Net Income

\$1,504.98

Liabilities & Equity Total

\$481,911.03

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
1/1/2022 - 1/31/2022

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$39,013.33	\$39,013.64	(\$0.31)	\$39,013.33	\$39,013.64	(\$0.31)	\$468,163.70
6070-000 - Interest Income-Operating	\$4.30	\$0.00	\$4.30	\$4.30	\$0.00	\$4.30	\$0.00
6071-000 - Interest Income-Reserve	\$53.71	\$0.00	\$53.71	\$53.71	\$0.00	\$53.71	\$0.00
6076-000 - Interest Income-Owner	\$32.59	\$0.00	\$32.59	\$32.59	\$0.00	\$32.59	\$0.00
6083-099 - Other Income-Pre-Lien	\$70.00	\$0.00	\$70.00	\$70.00	\$0.00	\$70.00	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$14,666.67	\$14,666.67	\$0.00	\$14,666.67	\$14,666.67	\$0.00	\$176,000.00
6900-000 - Income Transfer to Resv Funds	(\$14,666.67)	(\$14,666.67)	\$0.00	(\$14,666.67)	(\$14,666.67)	\$0.00	(\$176,000.00)
6901-000 - Interest Transfer to Reserves	(\$53.71)	\$0.00	(\$53.71)	(\$53.71)	\$0.00	(\$53.71)	\$0.00
Total Revenues	\$39,120.22	\$39,013.64	\$106.58	\$39,120.22	\$39,013.64	\$106.58	\$468,163.70
Total Income	\$39,120.22	\$39,013.64	\$106.58	\$39,120.22	\$39,013.64	\$106.58	\$468,163.70
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$599.41	\$472.41	(\$127.00)	\$599.41	\$472.41	(\$127.00)	\$5,668.96
7110-001 - Insurance-Workers Comp	\$52.50	\$60.42	\$7.92	\$52.50	\$60.42	\$7.92	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$95.83	\$95.83	\$0.00	\$95.83	\$95.83	\$1,150.00
7210-000 - Legal/Prof/Resv Analysis	\$1,576.92	\$416.67	(\$1,160.25)	\$1,576.92	\$416.67	(\$1,160.25)	\$5,000.00
7310-002 - Taxes-Corp Annual	\$61.25	\$5.10	(\$56.15)	\$61.25	\$5.10	(\$56.15)	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$32.50	\$32.50	\$0.00	\$32.50	\$32.50	\$390.00
7410-000 - Management Fee	\$2,146.72	\$2,146.72	\$0.00	\$2,146.72	\$2,146.72	\$0.00	\$25,760.65
7510-000 - Admin Expenses-General	\$1,036.81	\$291.67	(\$745.14)	\$1,036.81	\$291.67	(\$745.14)	\$3,500.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$14.00	\$33.33	\$19.33	\$14.00	\$33.33	\$19.33	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$12.08	\$12.08	\$0.00	\$12.08	\$12.08	\$145.00
Total Administrative	\$5,487.61	\$3,591.73	(\$1,895.88)	\$5,487.61	\$3,591.73	(\$1,895.88)	\$43,100.86
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$8,998.72	\$9,022.17	\$23.45	\$8,998.72	\$9,022.17	\$23.45	\$108,266.00
8110-000 - Repair & Maintenance-General	\$135.00	\$726.82	\$591.82	\$135.00	\$726.82	\$591.82	\$8,721.84
8110-018 - R&M-Sidewalks	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
8210-000 - Grounds Maintenance-General	\$12,333.00	\$12,374.67	\$41.67	\$12,333.00	\$12,374.67	\$41.67	\$148,496.00
8210-004 - Grounds-Trees	\$0.00	\$312.50	\$312.50	\$0.00	\$312.50	\$312.50	\$3,750.00
8210-009 - Grounds-Irrigation Repairs	\$295.00	\$2,266.67	\$1,971.67	\$295.00	\$2,266.67	\$1,971.67	\$27,200.00
8210-012 - Grounds-Lake Treatments	\$167.62	\$257.58	\$89.96	\$167.62	\$257.58	\$89.96	\$3,091.00
8312-000 - Pool-Service-General	\$495.00	\$600.00	\$105.00	\$495.00	\$600.00	\$105.00	\$7,200.00
8312-010 - Pool-Restroom Cleaning	\$321.00	\$320.00	(\$1.00)	\$321.00	\$320.00	(\$1.00)	\$3,840.00
8710-003 - Utilities-Electric-Street Lights	\$1,430.59	\$1,250.00	(\$180.59)	\$1,430.59	\$1,250.00	(\$180.59)	\$15,000.00
8710-004 - Utilities-Electric-Pool	\$253.07	\$250.00	(\$3.07)	\$253.07	\$250.00	(\$3.07)	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,425.12	\$2,350.67	(\$74.45)	\$2,425.12	\$2,350.67	(\$74.45)	\$28,208.00
8710-012 - Utilities-Cable TV	\$4,507.00	\$4,507.50	\$0.50	\$4,507.00	\$4,507.50	\$0.50	\$54,090.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$766.51	\$600.00	(\$166.51)	\$766.51	\$600.00	(\$166.51)	\$7,200.00
Total Services & Utilities	\$32,127.63	\$35,421.91	\$3,294.28	\$32,127.63	\$35,421.91	\$3,294.28	\$425,062.84
Total Expense	\$37,615.24	\$39,013.64	\$1,398.40	\$37,615.24	\$39,013.64	\$1,398.40	\$468,163.70

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Budget Comparison Report
1/1/2022 - 1/31/2022

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$1,504.98	\$0.00	\$1,504.98	\$1,504.98	\$0.00	\$1,504.98	\$0.00
Net Income	\$1,504.98	\$0.00	\$1,504.98	\$1,504.98	\$0.00	\$1,504.98	\$0.00