

Cross Creek at ELW Homeowners Association, Inc.

Balance Sheet

1/31/2017

Assets

Operating

1010-010 - Cash-Checking-Centennial Bank	\$80,598.43	
1110-000 - A/R-Maintenance Fees	\$2,662.64	
1410-000 - Prepaid Insurance-General	\$845.53	
1410-001 - Prepaid Insurance-D&O	\$279.00	
1410-003 - Prepaid Insurance-Workers Comp	\$177.47	
1500-001 - Utility Deposits-Electric	<u>\$3,660.00</u>	
<u>Operating Total</u>		\$88,223.07

Reserve

1041-010 - Cash-MMA-Centennial Bank	\$84,274.03	
1042-010 - Cash-CD-Centennial-01/20/18-0.20%	\$101,603.52	
<u>Reserve Total</u>		\$185,877.55

Assets Total

\$274,100.62

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$2,319.05	
2122-000 - A/P-Master	\$229.00	
2210-100 - Note Payable	\$202,120.69	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$33,853.86</u>	
<u>Operating Total</u>		\$238,522.60

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	\$61.66	
3090-000 - Reserve Fund-Pooling	\$73,469.69	
<u>Reserve Total</u>		\$185,877.55

Retained Earnings

(\$154,881.94)

Net Income

\$4,582.41

Liabilities & Equity Total

\$274,100.62

Cross Creek at ELW Homeowners Association, Inc.
Budget Comparison Report
1/1/2017 - 1/31/2017

	1/1/2017 - 1/31/2017			1/1/2017 - 1/31/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$37,657.17	\$37,657.54	(\$0.37)	\$37,657.17	\$37,657.54	(\$0.37)	\$451,890.48
6070-000 - Interest Income-Operating	\$8.16	\$0.00	\$8.16	\$8.16	\$0.00	\$8.16	\$0.00
6071-000 - Interest Income-Reserve	\$61.66	\$0.00	\$61.66	\$61.66	\$0.00	\$61.66	\$0.00
6076-000 - Interest Income-Owner	\$26.67	\$0.00	\$26.67	\$26.67	\$0.00	\$26.67	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$11,020.83	\$11,020.83	\$0.00	\$11,020.83	\$11,020.83	\$0.00	\$132,250.00
6900-000 - Income Transfer to Resv Funds	(\$11,020.83)	(\$11,020.83)	\$0.00	(\$11,020.83)	(\$11,020.83)	\$0.00	(\$132,250.00)
6901-000 - Interest Transfer to Reserves	(\$61.66)	\$0.00	(\$61.66)	(\$61.66)	\$0.00	(\$61.66)	\$0.00
<u>Total Revenues</u>	\$37,692.00	\$37,657.54	\$34.46	\$37,692.00	\$37,657.54	\$34.46	\$451,890.48
Total Income	\$37,692.00	\$37,657.54	\$34.46	\$37,692.00	\$37,657.54	\$34.46	\$451,890.48
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$281.85	\$291.67	\$9.82	\$281.85	\$291.67	\$9.82	\$3,500.00
7110-001 - Insurance-Workers Comp	\$59.17	\$60.42	\$1.25	\$59.17	\$60.42	\$1.25	\$725.00
7110-003 - Insurance-D&O	\$93.00	\$95.83	\$2.83	\$93.00	\$95.83	\$2.83	\$1,150.00
7115-000 - Loan Interest	\$667.55	\$0.00	(\$667.55)	\$667.55	\$0.00	(\$667.55)	\$0.00
7115-001 - Loan Funding	\$0.00	\$5,264.46	\$5,264.46	\$0.00	\$5,264.46	\$5,264.46	\$63,173.52
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.17	\$5.17	\$0.00	\$5.17	\$5.17	\$62.00
7310-006 - Taxes-Pool Permit	\$0.00	\$32.50	\$32.50	\$0.00	\$32.50	\$32.50	\$390.00
7410-000 - Management Fee	\$2,061.38	\$2,061.38	\$0.00	\$2,061.38	\$2,061.38	\$0.00	\$24,736.56
7510-000 - Admin Expenses-General	\$369.95	\$291.67	(\$78.28)	\$369.95	\$291.67	(\$78.28)	\$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	\$0.00	\$33.33	\$33.33	\$0.00	\$33.33	\$33.33	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$11.67	\$11.67	\$0.00	\$11.67	\$11.67	\$140.00
<u>Total Administrative</u>	\$3,532.90	\$8,256.43	\$4,723.53	\$3,532.90	\$8,256.43	\$4,723.53	\$99,077.08
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$6,052.60	\$6,145.70	\$93.10	\$6,052.60	\$6,145.70	\$93.10	\$73,748.40
8110-002 - R&M-Building	\$1,195.00	\$1,250.00	\$55.00	\$1,195.00	\$1,250.00	\$55.00	\$15,000.00
8210-001 - Grounds-All Lawn Svcs.	\$13,542.54	\$13,242.92	(\$299.62)	\$13,542.54	\$13,242.92	(\$299.62)	\$158,915.00
8210-012 - Grounds-Lake Treatments	\$153.00	\$154.17	\$1.17	\$153.00	\$154.17	\$1.17	\$1,850.00
8210-031 - Grounds-Holiday Decorations	\$0.00	\$108.33	\$108.33	\$0.00	\$108.33	\$108.33	\$1,300.00
8312-000 - Pool-Service-General	\$0.00	\$400.00	\$400.00	\$0.00	\$400.00	\$400.00	\$4,800.00
8312-010 - Pool-Restroom Cleaning	\$470.00	\$458.33	(\$11.67)	\$470.00	\$458.33	(\$11.67)	\$5,500.00
8710-003 - Utilities-Electric-Street Lights	\$1,229.27	\$958.33	(\$270.94)	\$1,229.27	\$958.33	(\$270.94)	\$11,500.00
8710-004 - Utilities-Electric-Pool	\$546.22	\$416.67	(\$129.55)	\$546.22	\$416.67	(\$129.55)	\$5,000.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
8710-011 - Utilities-Refuse Removal	\$2,090.00	\$2,091.67	\$1.67	\$2,090.00	\$2,091.67	\$1.67	\$25,100.00
8710-012 - Utilities-Cable TV	\$3,754.50	\$3,550.00	(\$204.50)	\$3,754.50	\$3,550.00	(\$204.50)	\$42,600.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$543.56	\$500.00	(\$43.56)	\$543.56	\$500.00	(\$43.56)	\$6,000.00
<u>Total Services & Utilities</u>	\$29,576.69	\$29,401.12	(\$175.57)	\$29,576.69	\$29,401.12	(\$175.57)	\$352,813.40
Total Expense	\$33,109.59	\$37,657.55	\$4,547.96	\$33,109.59	\$37,657.55	\$4,547.96	\$451,890.48
Operating Net Income	\$4,582.41	(\$0.01)	\$4,582.42	\$4,582.41	(\$0.01)	\$4,582.42	\$0.00

Cross Creek at ELW Homeowners Association, Inc.
Budget Comparison Report
1/1/2017 - 1/31/2017

	1/1/2017 - 1/31/2017			1/1/2017 - 1/31/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
<u>Reserve Expense</u>							
9620-000 - Reserve Expense-Painting	\$14,500.00	\$0.00	(\$14,500.00)	\$14,500.00	\$0.00	(\$14,500.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$14,500.00)	\$0.00	\$14,500.00	(\$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	\$4,582.41	(\$0.01)	\$4,582.42	\$4,582.41	(\$0.01)	\$4,582.42	\$0.00