

Cross Creek at ELW Homeowners Association, Inc.

Balance Sheet

7/31/2016

Assets

Operating

1010-010 - Cash-Checking-Centennial Bank	\$69,504.59	
1110-000 - A/R-Maintenance Fees	\$2,865.69	
1410-000 - Prepaid Insurance-General	\$2,536.63	
1410-001 - Prepaid Insurance-D&O	\$837.00	
1410-003 - Prepaid Insurance-Workers Comp	\$532.49	
1500-001 - Utility Deposits-Electric	<u>\$3,660.00</u>	
<u>Operating Total</u>		\$79,936.40

Reserve

1041-010 - Cash-MMA-Centennial Bank	\$141,351.18	
1042-010 - Cash-CD-Centennial-07/20/16-1.0%	\$101,499.94	
<u>Reserve Total</u>		\$242,851.12

Assets Total

\$322,787.52

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$2,526.13	
2122-000 - A/P-Master	\$91.60	
2210-100 - Note Payable	\$229,524.11	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$22,453.86</u>	
<u>Operating Total</u>		\$254,595.70

Reserve

3020-000 - Reserve Fund-Paint	\$91,044.89	
3020-001 - Reserve Fund-Paint Walls	\$5,533.97	
3021-000 - Reserve Fund-Paving	(\$16,634.26)	
3025-000 - Reserve Fund-Pool	\$6,718.42	
3027-000 - Reserve Fund-Walls	\$644.46	
3028-000 - Reserve Fund-Deferred Maint.	\$68,620.37	
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	\$675.88	
3090-000 - Reserve Fund-Pooling	\$41,826.00	
<u>Reserve Total</u>		\$242,851.12

Retained Earnings

(\$230,785.62)

Net Income

\$56,126.32

Liabilities & Equity Total

\$322,787.52

Cross Creek at ELW Homeowners Association, Inc.
Budget Comparison Report
7/1/2016 - 7/31/2016

	7/1/2016 - 7/31/2016			1/1/2016 - 7/31/2016			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$39,338.00	\$39,338.60	(\$0.60)	\$275,366.00	\$275,370.20	(\$4.20)	\$472,063.20
6070-000 - Interest Income-Operating	\$7.50	\$0.00	\$7.50	\$64.79	\$0.00	\$64.79	\$0.00
6071-000 - Interest Income-Reserve	\$100.68	\$0.00	\$100.68	\$675.88	\$0.00	\$675.88	\$0.00
6076-000 - Interest Income-Owner	\$20.82	\$0.00	\$20.82	\$231.94	\$0.00	\$231.94	\$0.00
6083-000 - Other Income-General	\$0.00	\$0.00	\$0.00	\$218.00	\$0.00	\$218.00	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$105.00	\$0.00	\$105.00	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$7,388.00	\$7,388.00	\$0.00	\$51,716.00	\$51,716.00	\$0.00	\$88,656.00
6900-000 - Income Transfer to Resv Funds	(\$7,388.00)	(\$7,388.00)	\$0.00	(\$51,716.00)	(\$51,716.00)	\$0.00	(\$88,656.00)
6901-000 - Interest Transfer to Reserves	(\$100.68)	\$0.00	(\$100.68)	(\$675.88)	\$0.00	(\$675.88)	\$0.00
<u>Total Revenues</u>	\$39,366.32	\$39,338.60	\$27.72	\$275,985.73	\$275,370.20	\$615.53	\$472,063.20
Total Income	\$39,366.32	\$39,338.60	\$27.72	\$275,985.73	\$275,370.20	\$615.53	\$472,063.20
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$281.85	\$300.00	\$18.15	\$2,034.76	\$2,100.00	\$65.24	\$3,600.00
7110-001 - Insurance-Workers Comp	\$59.17	\$59.17	\$0.00	\$412.87	\$414.19	\$1.32	\$710.00
7110-003 - Insurance-D&O	\$93.00	\$91.67	(\$1.33)	\$652.36	\$641.69	(\$10.67)	\$1,100.00
7115-000 - Loan Interest	\$731.46	\$0.00	(\$731.46)	\$5,485.17	\$0.00	(\$5,485.17)	\$0.00
7115-001 - Loan Funding	\$0.00	\$5,257.00	\$5,257.00	\$0.00	\$36,799.00	\$36,799.00	\$63,084.00
7210-000 - Legal/Prof/Resv Analysis	\$610.50	\$416.67	(\$193.83)	\$1,063.50	\$2,916.69	\$1,853.19	\$5,000.00
7214-000 - Lien/Admin-Lien Reimbursement	\$0.00	\$0.00	\$0.00	(\$25.00)	\$0.00	\$25.00	\$0.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.17	\$5.17	\$61.25	\$36.19	(\$25.06)	\$62.00
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$390.00	\$204.19	(\$185.81)	\$350.00
7410-000 - Management Fee	\$2,011.10	\$2,011.10	\$0.00	\$14,077.70	\$14,077.70	\$0.00	\$24,133.20
7510-000 - Admin Expenses-General	\$330.31	\$291.67	(\$38.64)	\$1,406.83	\$2,041.69	\$634.86	\$3,500.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$30.83	\$30.83	\$0.00	\$215.81	\$215.81	\$370.00
7510-011 - Admin Expenses-Web Site	\$0.00	\$20.83	\$20.83	\$52.38	\$145.81	\$93.43	\$250.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$11.67	\$11.67	\$105.00	\$81.69	(\$23.31)	\$140.00
<u>Total Administrative</u>	\$4,117.39	\$8,524.95	\$4,407.56	\$25,716.82	\$59,674.65	\$33,957.83	\$102,299.20
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$5,587.60	\$5,587.00	(\$0.60)	\$39,113.20	\$39,109.00	(\$4.20)	\$67,044.00
8110-000 - Repair & Maintenance-General	\$3,187.22	\$2,916.67	(\$270.55)	\$9,960.76	\$20,416.69	\$10,455.93	\$35,000.00
8210-001 - Grounds-All Lawn Svcs.	\$13,242.54	\$13,243.33	\$0.79	\$92,697.78	\$92,703.31	\$5.53	\$158,920.00
8210-009 - Grounds-Irrigation Repairs	\$407.50	\$0.00	(\$407.50)	\$700.00	\$0.00	(\$700.00)	\$0.00
8210-012 - Grounds-Lake Treatments	\$153.00	\$150.00	(\$3.00)	\$1,071.00	\$1,050.00	(\$21.00)	\$1,800.00
8210-031 - Grounds-Holiday Decorations	\$0.00	\$108.33	\$108.33	\$0.00	\$758.31	\$758.31	\$1,300.00
8312-000 - Pool-Service-General	\$400.00	\$400.00	\$0.00	(\$7,110.48)	\$2,800.00	\$9,910.48	\$4,800.00
8312-010 - Pool-Restroom Cleaning	\$440.00	\$483.33	\$43.33	\$3,100.00	\$3,383.31	\$283.31	\$5,800.00
8710-003 - Utilities-Electric-Street Lights	\$1,057.10	\$1,083.33	\$26.23	\$7,414.42	\$7,583.31	\$168.89	\$13,000.00
8710-004 - Utilities-Electric-Pool	\$316.74	\$466.67	\$149.93	\$3,230.62	\$3,266.69	\$36.07	\$5,600.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$125.00	\$125.00	\$611.98	\$875.00	\$263.02	\$1,500.00
8710-011 - Utilities-Refuse Removal	\$2,090.00	\$2,333.33	\$243.33	\$14,630.00	\$16,333.31	\$1,703.31	\$28,000.00
8710-012 - Utilities-Cable TV	\$3,541.48	\$3,416.67	(\$124.81)	\$24,829.05	\$23,916.69	(\$912.36)	\$41,000.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$502.29	\$500.00	(\$2.29)	\$3,894.26	\$3,500.00	(\$394.26)	\$6,000.00
<u>Total Services & Utilities</u>	\$30,925.47	\$30,813.66	(\$111.81)	\$194,142.59	\$215,695.62	\$21,553.03	\$369,764.00
Total Expense	\$35,042.86	\$39,338.61	\$4,295.75	\$219,859.41	\$275,370.27	\$55,510.86	\$472,063.20

Cross Creek at ELW Homeowners Association, Inc.
Budget Comparison Report
7/1/2016 - 7/31/2016

	7/1/2016 - 7/31/2016			1/1/2016 - 7/31/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$4,323.46	(\$0.01)	\$4,323.47	\$56,126.32	(\$0.07)	\$56,126.39	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9620-000 - Reserve Expense-Painting	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	(\$5,000.00)	\$0.00
9621-000 - Reserve Expense-Paving	\$54,041.92	\$0.00	(\$54,041.92)	\$54,041.92	\$0.00	(\$54,041.92)	\$0.00
9625-000 - Reserve Expense-Pool	\$0.00	\$0.00	\$0.00	\$6,560.12	\$0.00	(\$6,560.12)	\$0.00
9628-000 - Reserve Expense-Deferred Maint.	\$0.00	\$0.00	\$0.00	\$14,660.00	\$0.00	(\$14,660.00)	\$0.00
9690-000 - Reserve Expense-Pooling	\$9,890.00	\$0.00	(\$9,890.00)	\$9,890.00	\$0.00	(\$9,890.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$63,931.92)	\$0.00	\$63,931.92	(\$90,152.04)	\$0.00	\$90,152.04	\$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	\$4,323.46	(\$0.01)	\$4,323.47	\$56,126.32	(\$0.07)	\$56,126.39	\$0.00