

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

FINANCIAL STATEMENT UNAUDITED

**JULY 2022**

Prepared by:

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

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Balance Sheet**  
**7/31/2022**

<b>Assets</b>		
<u>Operating</u>		
1010-005 - Cash-Checking-Servis1st Bank	\$98,976.88	
1110-000 - A/R-Maintenance Fees	\$1,899.76	
1410-000 - Prepaid Insurance-General	\$5,510.77	
1410-003 - Prepaid Insurance-Workers Comp	\$449.24	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$110,387.59
<u>Reserve</u>		
1041-005 - Cash-MMA-Servis1st Bank	\$342,463.43	
1041-015 - Centennial Bank MMA	\$102,655.56	
<u>Reserve Total</u>		<u>\$445,118.99</u>
<b>Assets Total</b>		<u><b>\$555,506.58</b></u>
<b>Liabilities and Equity</b>		
<u>Operating</u>		
2010-000 - Accounts Payable	\$21,619.08	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$20,622.02</u>	
<u>Operating Total</u>		\$42,241.10
<u>Reserve</u>		
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	\$467.04	
3090-000 - Reserve Fund-Pooling	\$440,684.46	
<u>Reserve Total</u>		\$445,118.99
<u>Retained Earnings</u>		\$62,939.54
<u>Net Income</u>		<u>\$5,206.95</u>
<b>Liabilities &amp; Equity Total</b>		<u><b>\$555,506.58</b></u>

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**7/1/2022 - 7/31/2022**

	7/1/2022 - 7/31/2022			1/1/2022 - 7/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$39,013.33	\$39,013.64	(\$0.31)	\$273,093.31	\$273,095.48	(\$2.17)	\$468,163.70
6070-000 - Interest Income-Operating	\$4.50	\$0.00	\$4.50	\$31.36	\$0.00	\$31.36	\$0.00
6071-000 - Interest Income-Reserve	\$83.12	\$0.00	\$83.12	\$467.04	\$0.00	\$467.04	\$0.00
6076-000 - Interest Income-Owner	\$10.84	\$0.00	\$10.84	\$93.09	\$0.00	\$93.09	\$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	\$102,666.69	\$102,666.69	\$0.00	\$176,000.00
6900-000 - Income Transfer to Resv Funds	(\$14,666.67)	(\$14,666.67)	\$0.00	(\$102,666.69)	(\$102,666.69)	\$0.00	(\$176,000.00)
6901-000 - Interest Transfer to Reserves	(\$83.12)	\$0.00	(\$83.12)	(\$467.04)	\$0.00	(\$467.04)	\$0.00
<b>Total Revenues</b>	<b>\$39,028.67</b>	<b>\$39,013.64</b>	<b>\$15.03</b>	<b>\$273,287.76</b>	<b>\$273,095.48</b>	<b>\$192.28</b>	<b>\$468,163.70</b>
<b>Total Income</b>	<b>\$39,028.67</b>	<b>\$39,013.64</b>	<b>\$15.03</b>	<b>\$273,287.76</b>	<b>\$273,095.48</b>	<b>\$192.28</b>	<b>\$468,163.70</b>
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$612.31	\$472.41	(\$139.90)	\$4,165.11	\$3,306.87	(\$858.24)	\$5,668.96
7110-001 - Insurance-Workers Comp	\$49.92	\$60.42	\$10.50	\$344.68	\$422.94	\$78.26	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$95.83	\$95.83	\$0.00	\$670.81	\$670.81	\$1,150.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$416.67	\$416.67	\$1,934.42	\$2,916.69	\$982.27	\$5,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$35.70	(\$25.55)	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$32.50	\$32.50	\$350.00	\$227.50	(\$122.50)	\$390.00
7410-000 - Management Fee	\$2,146.72	\$2,146.72	\$0.00	\$15,027.04	\$15,027.04	\$0.00	\$25,760.65
7510-000 - Admin Expenses-General	\$140.85	\$291.67	\$150.82	\$1,775.26	\$2,041.69	\$266.43	\$3,500.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$175.00	\$175.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$14.00	\$33.33	\$19.33	\$98.00	\$233.31	\$135.31	\$400.00
7510-099 - Admin Expenses-45 Day Pre-Lien	\$0.00	\$12.08	\$12.08	\$0.00	\$84.56	\$84.56	\$145.00
<b>Total Administrative</b>	<b>\$2,963.80</b>	<b>\$3,591.73</b>	<b>\$627.93</b>	<b>\$23,755.76</b>	<b>\$25,142.11</b>	<b>\$1,386.35</b>	<b>\$43,100.86</b>
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$8,998.72	\$9,022.17	\$23.45	\$62,991.04	\$63,155.19	\$164.15	\$108,266.00
8110-000 - Repair & Maintenance-General	\$933.95	\$726.82	(\$207.13)	\$1,830.01	\$5,087.74	\$3,257.73	\$8,721.84
8110-018 - R&M-Sidewalks	\$0.00	\$500.00	\$500.00	\$0.00	\$3,500.00	\$3,500.00	\$6,000.00
8210-000 - Grounds Maintenance-General	\$13,000.00	\$12,374.67	(\$625.33)	\$90,333.00	\$86,622.69	(\$3,710.31)	\$148,496.00
8210-001 - Grounds-All Lawn Svcs.	\$200.00	\$0.00	(\$200.00)	\$200.00	\$0.00	(\$200.00)	\$0.00
8210-004 - Grounds-Trees	\$3,100.00	\$312.50	(\$2,787.50)	\$3,175.46	\$2,187.50	(\$987.96)	\$3,750.00
8210-009 - Grounds-Irrigation Repairs	\$3,114.42	\$2,266.67	(\$847.75)	\$12,468.82	\$15,866.69	\$3,397.87	\$27,200.00
8210-012 - Grounds-Lake Treatments	\$167.62	\$257.58	\$89.96	\$1,744.90	\$1,803.06	\$58.16	\$3,091.00
8312-000 - Pool-Service-General	\$820.00	\$600.00	(\$220.00)	\$3,805.28	\$4,200.00	\$394.72	\$7,200.00
8312-010 - Pool-Restroom Cleaning	\$0.00	\$320.00	\$320.00	\$1,926.00	\$2,240.00	\$314.00	\$3,840.00
8710-003 - Utilities-Electric-Street Lights	\$1,518.05	\$1,250.00	(\$268.05)	\$10,429.18	\$8,750.00	(\$1,679.18)	\$15,000.00
8710-004 - Utilities-Electric-Pool	\$263.06	\$250.00	(\$13.06)	\$1,695.33	\$1,750.00	\$54.67	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$83.33	\$83.33	\$326.39	\$583.31	\$256.92	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,623.66	\$2,350.67	(\$272.99)	\$17,442.29	\$16,454.69	(\$987.60)	\$28,208.00
8710-012 - Utilities-Cable TV	\$4,507.43	\$4,507.50	\$0.07	\$31,550.81	\$31,552.50	\$1.69	\$54,090.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$520.40	\$600.00	\$79.60	\$4,406.54	\$4,200.00	(\$206.54)	\$7,200.00

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**7/1/2022 - 7/31/2022**

	7/1/2022 - 7/31/2022			1/1/2022 - 7/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Services &amp; Utilities</u>	\$39,767.31	\$35,421.91	(\$4,345.40)	\$244,325.05	\$247,953.37	\$3,628.32	\$425,062.84
<b>Total Expense</b>	\$42,731.11	\$39,013.64	(\$3,717.47)	\$268,080.81	\$273,095.48	\$5,014.67	\$468,163.70
Operating Net Income	(\$3,702.44)	\$0.00	(\$3,702.44)	\$5,206.95	\$0.00	\$5,206.95	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9690-000 - Reserve Expense-Pooling	\$0.00	\$0.00	\$0.00	\$33,200.00	\$0.00	(\$33,200.00)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$33,200.00)	\$0.00	\$33,200.00	\$0.00
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Reserve Expense</b>	\$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	(\$3,702.44)	\$0.00	(\$3,702.44)	\$5,206.95	\$0.00	\$5,206.95	\$0.00