

**Cross Creek at ELW Homeowners Association, Inc.**

**Balance Sheet**

**5/31/2016**

**Assets**

Operating

1010-010 - Cash-Checking-Centennial Bank	\$69,924.41
1110-000 - A/R-Maintenance Fees	\$2,503.24
1410-000 - Prepaid Insurance-General	\$3,100.33
1410-001 - Prepaid Insurance-D&O	\$1,023.00
1410-003 - Prepaid Insurance-Workers Comp	\$650.83
1500-001 - Utility Deposits-Electric	<u>\$3,660.00</u>

Operating Total

\$80,861.81

Reserve

1041-010 - Cash-MMA-Centennial Bank	\$191,231.99
1042-010 - Cash-CD-Centennial-07/20/16-1.0%	\$101,333.28

Reserve Total

\$292,565.27

*Assets Total*

\$373,427.08

**Liabilities and Equity**

Operating

2210-100 - Note Payable	\$238,561.06
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$22,001.86</u>

Operating Total

\$260,562.92

Reserve

3020-000 - Reserve Fund-Paint	\$91,044.89
3020-001 - Reserve Fund-Paint Walls	\$5,533.97
3021-000 - Reserve Fund-Paving	\$37,407.66
3025-000 - Reserve Fund-Pool	\$7,476.26
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	\$476.27
3090-000 - Reserve Fund-Pooling	\$36,940.00

Reserve Total

\$292,565.27

Retained Earnings

(\$230,785.62)

Net Income

\$51,084.51

*Liabilities & Equity Total*

\$373,427.08

**Cross Creek at ELW Homeowners Association, Inc.**  
**Budget Comparison Report**  
**5/1/2016 - 5/31/2016**

	5/1/2016 - 5/31/2016			1/1/2016 - 5/31/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$39,338.00	\$39,338.60	(\$0.60)	\$196,690.00	\$196,693.00	(\$3.00)	\$472,063.20
6070-000 - Interest Income-Operating	\$6.92	\$0.00	\$6.92	\$50.89	\$0.00	\$50.89	\$0.00
6071-000 - Interest Income-Reserve	\$99.15	\$0.00	\$99.15	\$476.27	\$0.00	\$476.27	\$0.00
6076-000 - Interest Income-Owner	\$23.09	\$0.00	\$23.09	\$177.47	\$0.00	\$177.47	\$0.00
6083-000 - Other Income-General	\$90.00	\$0.00	\$90.00	\$218.00	\$0.00	\$218.00	\$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	\$7,388.00	\$7,388.00	\$0.00	\$36,940.00	\$36,940.00	\$0.00	\$88,656.00
6900-000 - Income Transfer to Resv Funds	(\$7,388.00)	(\$7,388.00)	\$0.00	(\$36,940.00)	(\$36,940.00)	\$0.00	(\$88,656.00)
6901-000 - Interest Transfer to Reserves	(\$99.15)	\$0.00	(\$99.15)	(\$476.27)	\$0.00	(\$476.27)	\$0.00
<u>Total Revenues</u>	\$39,458.01	\$39,338.60	\$119.41	\$197,206.36	\$196,693.00	\$513.36	\$472,063.20
<b>Total Income</b>	\$39,458.01	\$39,338.60	\$119.41	\$197,206.36	\$196,693.00	\$513.36	\$472,063.20
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$281.85	\$300.00	\$18.15	\$1,471.06	\$1,500.00	\$28.94	\$3,600.00
7110-001 - Insurance-Workers Comp	\$59.17	\$59.17	\$0.00	\$294.53	\$295.85	\$1.32	\$710.00
7110-003 - Insurance-D&O	\$93.00	\$91.67	(\$1.33)	\$466.36	\$458.35	(\$8.01)	\$1,100.00
7115-000 - Loan Interest	\$760.51	\$0.00	(\$760.51)	\$3,993.20	\$0.00	(\$3,993.20)	\$0.00
7115-001 - Loan Funding	\$0.00	\$5,257.00	\$5,257.00	\$0.00	\$26,285.00	\$26,285.00	\$63,084.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$416.67	\$416.67	\$453.00	\$2,083.35	\$1,630.35	\$5,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.17	\$5.17	\$61.25	\$25.85	(\$35.40)	\$62.00
7310-006 - Taxes-Pool Permit	\$390.00	\$29.17	(\$360.83)	\$390.00	\$145.85	(\$244.15)	\$350.00
7410-000 - Management Fee	\$2,011.10	\$2,011.10	\$0.00	\$10,055.50	\$10,055.50	\$0.00	\$24,133.20
7510-000 - Admin Expenses-General	\$121.94	\$291.67	\$169.73	\$978.38	\$1,458.35	\$479.97	\$3,500.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$30.83	\$30.83	\$0.00	\$154.15	\$154.15	\$370.00
7510-011 - Admin Expenses-Web Site	\$0.00	\$20.83	\$20.83	\$52.38	\$104.15	\$51.77	\$250.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$11.67	\$11.67	\$70.00	\$58.35	(\$11.65)	\$140.00
<u>Total Administrative</u>	\$3,717.57	\$8,524.95	\$4,807.38	\$18,285.66	\$42,624.75	\$24,339.09	\$102,299.20
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$5,587.60	\$5,587.00	(\$0.60)	\$27,938.00	\$27,935.00	(\$3.00)	\$67,044.00
8110-000 - Repair & Maintenance-General	\$326.24	\$2,916.67	\$2,590.43	\$1,246.52	\$14,583.35	\$13,336.83	\$35,000.00
8210-001 - Grounds-All Lawn Svcs.	\$13,242.54	\$13,243.33	\$0.79	\$66,212.70	\$66,216.65	\$3.95	\$158,920.00
8210-012 - Grounds-Lake Treatments	\$153.00	\$150.00	(\$3.00)	\$765.00	\$750.00	(\$15.00)	\$1,800.00
8210-031 - Grounds-Holiday Decorations	\$0.00	\$108.33	\$108.33	\$0.00	\$541.65	\$541.65	\$1,300.00
8312-000 - Pool-Service-General	\$0.00	\$400.00	\$400.00	(\$7,910.48)	\$2,000.00	\$9,910.48	\$4,800.00
8312-010 - Pool-Restroom Cleaning	\$440.00	\$483.33	\$43.33	\$2,220.00	\$2,416.65	\$196.65	\$5,800.00
8710-003 - Utilities-Electric-Street Lights	\$1,057.10	\$1,083.33	\$26.23	\$4,243.12	\$5,416.65	\$1,173.53	\$13,000.00
8710-004 - Utilities-Electric-Pool	\$457.90	\$466.67	\$8.77	\$2,209.91	\$2,333.35	\$123.44	\$5,600.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$125.00	\$125.00	\$458.38	\$625.00	\$166.62	\$1,500.00
8710-011 - Utilities-Refuse Removal	\$2,090.00	\$2,333.33	\$243.33	\$10,450.00	\$11,666.65	\$1,216.65	\$28,000.00
8710-012 - Utilities-Cable TV	\$3,541.48	\$3,416.67	(\$124.81)	\$17,746.09	\$17,083.35	(\$662.74)	\$41,000.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$545.57	\$500.00	(\$45.57)	\$2,256.95	\$2,500.00	\$243.05	\$6,000.00
<u>Total Services &amp; Utilities</u>	\$27,441.43	\$30,813.66	\$3,372.23	\$127,836.19	\$154,068.30	\$26,232.11	\$369,764.00
<b>Total Expense</b>	\$31,159.00	\$39,338.61	\$8,179.61	\$146,121.85	\$196,693.05	\$50,571.20	\$472,063.20
Operating Net Income	\$8,299.01	(\$0.01)	\$8,299.02	\$51,084.51	(\$0.05)	\$51,084.56	\$0.00

**Cross Creek at ELW Homeowners Association, Inc.**  
**Budget Comparison Report**  
**5/1/2016 - 5/31/2016**

	5/1/2016 - 5/31/2016			1/1/2016 - 5/31/2016			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Reserve Expense</b>							
<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
9625-000 - Reserve Expense-Pool	\$0.00	\$0.00	\$0.00	\$5,802.28	\$0.00	(\$5,802.28)	\$0.00
9628-000 - Reserve Expense-Deferred Maint.	\$7,330.00	\$0.00	(\$7,330.00)	\$14,660.00	\$0.00	(\$14,660.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$7,330.00)	\$0.00	\$7,330.00	(\$25,462.28)	\$0.00	\$25,462.28	\$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	\$8,299.01	(\$0.01)	\$8,299.02	\$51,084.51	(\$0.05)	\$51,084.56	\$0.00