

Cross Creek at ELW Homeowners Association, Inc.

Balance Sheet

11/30/2016

Assets

Operating

1010-010 - Cash-Checking-Centennial Bank	\$63,916.41	
1110-000 - A/R-Maintenance Fees	\$2,574.30	
1410-000 - Prepaid Insurance-General	\$1,409.23	
1410-001 - Prepaid Insurance-D&O	\$465.00	
1410-003 - Prepaid Insurance-Workers Comp	\$295.81	
1500-001 - Utility Deposits-Electric	<u>\$3,660.00</u>	
<u>Operating Total</u>		\$72,320.75

Reserve

1041-010 - Cash-MMA-Centennial Bank	\$125,278.13	
1042-010 - Cash-CD-Centennial-01/20/18-0.20%	\$101,569.68	
<u>Reserve Total</u>		\$226,847.81

Assets Total

\$299,168.56

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$2,126.01	
2122-000 - A/P-Master	\$183.20	
2210-100 - Note Payable	\$211,321.64	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$16,012.86</u>	
<u>Operating Total</u>		\$229,643.71

Reserve

3020-000 - Reserve Fund-Paint	\$59,894.89	
3020-001 - Reserve Fund-Paint Walls	\$5,533.97	
3025-000 - Reserve Fund-Pool	\$1,629.42	
3027-000 - Reserve Fund-Walls	\$644.46	
3028-000 - Reserve Fund-Deferred Maint.	\$63,849.16	
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	\$901.99	
3090-000 - Reserve Fund-Pooling	\$54,743.74	
<u>Reserve Total</u>		\$226,847.81

Retained Earnings

(\$221,226.62)

Net Income

\$63,903.66

Liabilities & Equity Total

\$299,168.56

Cross Creek at ELW Homeowners Association, Inc.
Budget Comparison Report
11/1/2016 - 11/30/2016

	11/1/2016 - 11/30/2016			1/1/2016 - 11/30/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$39,338.00	\$39,338.60	(\$0.60)	\$432,718.00	\$432,724.60	(\$6.60)	\$472,063.20
6070-000 - Interest Income-Operating	\$7.81	\$0.00	\$7.81	\$94.16	\$0.00	\$94.16	\$0.00
6071-000 - Interest Income-Reserve	\$69.89	\$0.00	\$69.89	\$901.99	\$0.00	\$901.99	\$0.00
6076-000 - Interest Income-Owner	\$25.54	\$0.00	\$25.54	\$332.42	\$0.00	\$332.42	\$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	\$81,268.00	\$81,268.00	\$0.00	\$88,656.00
6900-000 - Income Transfer to Resv Funds	(\$7,388.00)	(\$7,388.00)	\$0.00	(\$81,268.00)	(\$81,268.00)	\$0.00	(\$88,656.00)
6901-000 - Interest Transfer to Reserves	(\$69.89)	\$0.00	(\$69.89)	(\$901.99)	\$0.00	(\$901.99)	\$0.00
Total Revenues	\$39,371.35	\$39,338.60	\$32.75	\$433,467.58	\$432,724.60	\$742.98	\$472,063.20
Total Income	\$39,371.35	\$39,338.60	\$32.75	\$433,467.58	\$432,724.60	\$742.98	\$472,063.20
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$281.85	\$300.00	\$18.15	\$3,162.16	\$3,300.00	\$137.84	\$3,600.00
7110-001 - Insurance-Workers Comp	\$59.17	\$59.17	\$0.00	\$649.55	\$650.87	\$1.32	\$710.00
7110-003 - Insurance-D&O	\$93.00	\$91.67	(\$1.33)	\$1,024.36	\$1,008.37	(\$15.99)	\$1,100.00
7115-000 - Loan Interest	\$697.64	\$0.00	(\$697.64)	\$8,340.54	\$0.00	(\$8,340.54)	\$0.00
7115-001 - Loan Funding	\$0.00	\$5,257.00	\$5,257.00	\$0.00	\$57,827.00	\$57,827.00	\$63,084.00
7210-000 - Legal/Prof/Resv Analysis	\$489.25	\$416.67	(\$72.58)	\$2,174.36	\$4,583.37	\$2,409.01	\$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	\$56.87	(\$4.38)	\$62.00
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$390.00	\$320.87	(\$69.13)	\$350.00
7410-000 - Management Fee	\$2,011.10	\$2,011.10	\$0.00	\$22,122.10	\$22,122.10	\$0.00	\$24,133.20
7510-000 - Admin Expenses-General	\$548.92	\$291.67	(\$257.25)	\$2,325.98	\$3,208.37	\$882.39	\$3,500.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$30.83	\$30.83	\$0.00	\$339.13	\$339.13	\$370.00
7510-011 - Admin Expenses-Web Site	\$52.38	\$20.83	(\$31.55)	\$209.52	\$229.13	\$19.61	\$250.00
7510-099 - Admin Expenses-45 Day Pre-Lien	\$0.00	\$11.67	\$11.67	\$105.00	\$128.37	\$23.37	\$140.00
Total Administrative	\$4,233.31	\$8,524.95	\$4,291.64	\$40,539.82	\$93,774.45	\$53,234.63	\$102,299.20
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$5,587.60	\$5,587.00	(\$0.60)	\$61,463.60	\$61,457.00	(\$6.60)	\$67,044.00
8110-000 - Repair & Maintenance-General	\$6,478.79	\$2,916.67	(\$3,562.12)	\$20,823.44	\$32,083.37	\$11,259.93	\$35,000.00
8210-001 - Grounds-All Lawn Svcs.	\$13,242.54	\$13,243.33	\$0.79	\$145,667.94	\$145,676.63	\$8.69	\$158,920.00
8210-009 - Grounds-Irrigation Repairs	\$1,210.50	\$0.00	(\$1,210.50)	\$1,730.60	\$0.00	(\$1,730.60)	\$0.00
8210-012 - Grounds-Lake Treatments	\$153.00	\$150.00	(\$3.00)	\$1,683.00	\$1,650.00	(\$33.00)	\$1,800.00
8210-031 - Grounds-Holiday Decorations	\$0.00	\$108.33	\$108.33	\$0.00	\$1,191.63	\$1,191.63	\$1,300.00
8312-000 - Pool-Service-General	\$400.00	\$400.00	\$0.00	\$4,048.52	\$4,400.00	\$351.48	\$4,800.00
8312-010 - Pool-Restroom Cleaning	\$450.00	\$483.33	\$33.33	\$4,870.00	\$5,316.63	\$446.63	\$5,800.00
8710-003 - Utilities-Electric-Street Lights	\$1,057.10	\$1,083.33	\$26.23	\$11,642.82	\$11,916.63	\$273.81	\$13,000.00
8710-004 - Utilities-Electric-Pool	\$513.22	\$466.67	(\$46.55)	\$4,735.15	\$5,133.37	\$398.22	\$5,600.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$125.00	\$125.00	\$868.76	\$1,375.00	\$506.24	\$1,500.00
8710-011 - Utilities-Refuse Removal	\$2,090.00	\$2,333.33	\$243.33	\$22,990.00	\$25,666.63	\$2,676.63	\$28,000.00
8710-012 - Utilities-Cable TV	\$7,082.96	\$3,416.67	(\$3,666.29)	\$42,536.45	\$37,583.37	(\$4,953.08)	\$41,000.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$555.69	\$500.00	(\$55.69)	\$5,963.82	\$5,500.00	(\$463.82)	\$6,000.00
Total Services & Utilities	\$38,821.40	\$30,813.66	(\$8,007.74)	\$329,024.10	\$338,950.26	\$9,926.16	\$369,764.00

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Budget Comparison Report
11/1/2016 - 11/30/2016

	11/1/2016 - 11/30/2016			1/1/2016 - 11/30/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expense	\$43,054.71	\$39,338.61	(\$3,716.10)	\$369,563.92	\$432,724.71	\$63,160.79	\$472,063.20
Operating Net Income	(\$3,683.36)	(\$0.01)	(\$3,683.35)	\$63,903.66	(\$0.11)	\$63,903.77	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9620-000 - Reserve Expense-Painting	\$31,150.00	\$0.00	(\$31,150.00)	\$36,150.00	\$0.00	(\$36,150.00)	\$0.00
9621-000 - Reserve Expense-Paving	\$0.00	\$0.00	\$0.00	\$54,041.92	\$0.00	(\$54,041.92)	\$0.00
9625-000 - Reserve Expense-Pool	\$0.00	\$0.00	\$0.00	\$11,705.53	\$0.00	(\$11,705.53)	\$0.00
9628-000 - Reserve Expense-Deferred Maint.	\$0.00	\$0.00	\$0.00	\$19,374.80	\$0.00	(\$19,374.80)	\$0.00
9648-000 - Reserve Expense-Roof Cleaning	\$4,771.21	\$0.00	(\$4,771.21)	\$4,771.21	\$0.00	(\$4,771.21)	\$0.00
9690-000 - Reserve Expense-Pooling	\$0.00	\$0.00	\$0.00	\$9,890.00	\$0.00	(\$9,890.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$35,921.21)	\$0.00	\$35,921.21	(\$135,933.46)	\$0.00	\$135,933.46	\$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	(\$3,683.36)	(\$0.01)	(\$3,683.35)	\$63,903.66	(\$0.11)	\$63,903.77	\$0.00