

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

FINANCIAL STATEMENT UNAUDITED

**NOVEMBER 2021**

Prepared by:

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

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Balance Sheet**  
**11/30/2021**

<b>Assets</b>		
<u>Operating</u>		
1010-005 - Cash-Checking-Servis1st Bank	\$69,805.70	
1110-000 - A/R-Maintenance Fees	\$2,145.12	
1190-000 - Allowance for Bad Debts/Prov for Uncollect	\$6.27	
1410-000 - Prepaid Insurance-General	\$2,927.59	
1410-003 - Prepaid Insurance-Workers Comp	\$247.42	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$78,683.04
<u>Reserve</u>		
1041-005 - Cash-MMA-Servis1st Bank	\$258,828.96	
1041-015 - Centennial Bank MMA	\$102,538.07	
<u>Reserve Total</u>		<u>\$361,367.03</u>
<i>Assets Total</i>		<u><u>\$440,050.07</u></u>
<b>Liabilities and Equity</b>		
<u>Operating</u>		
2010-000 - Accounts Payable	\$4,069.11	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$12,625.42</u>	
<u>Operating Total</u>		\$16,694.53
<u>Reserve</u>		
3027-000 - Reserve Fund-Walls	\$658.25	
3061-000 - Reserve Fund-Legal/Prof	\$1,517.51	
3065-000 - Reserve Fund-Wells	\$113.79	
3069-001 - Reserve Fund-Mailboxes	\$1,671.52	
3080-000 - Reserve Fund-Interest	\$555.01	
3090-000 - Reserve Fund-Pooling	\$356,850.95	
<u>Reserve Total</u>		\$361,367.03
<u>Retained Earnings</u>		\$27,354.30
<u>Net Income</u>		<u>\$34,634.21</u>
<i>Liabilities &amp; Equity Total</i>		<u><u>\$440,050.07</u></u>

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**11/1/2021 - 11/30/2021**

	11/1/2021 - 11/30/2021			1/1/2021 - 11/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$39,415.00	\$39,415.11	(\$0.11)	\$433,564.27	\$433,566.21	(\$1.94)	\$472,981.37
6070-000 - Interest Income-Operating	\$3.69	\$0.00	\$3.69	\$39.68	\$0.00	\$39.68	\$0.00
6071-000 - Interest Income-Reserve	\$50.67	\$0.00	\$50.67	\$555.01	\$0.00	\$555.01	\$0.00
6076-000 - Interest Income-Owner	\$36.01	\$0.00	\$36.01	\$64.42	\$0.00	\$64.42	\$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	\$14,265.00	\$14,265.00	\$0.00	\$156,915.00	\$156,915.00	\$0.00	\$171,180.00
6900-000 - Income Transfer to Resv Funds	(\$14,265.00)	(\$14,265.00)	\$0.00	(\$156,915.00)	(\$156,915.00)	\$0.00	(\$171,180.00)
6901-000 - Interest Transfer to Reserves	(\$50.67)	\$0.00	(\$50.67)	(\$555.01)	\$0.00	(\$555.01)	\$0.00
<u>Total Revenues</u>	\$39,454.70	\$39,415.11	\$39.59	\$433,773.37	\$433,566.21	\$207.16	\$472,981.37
<b>Total Income</b>	\$39,454.70	\$39,415.11	\$39.59	\$433,773.37	\$433,566.21	\$207.16	\$472,981.37
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$599.41	\$368.58	(\$230.83)	\$5,573.85	\$4,054.38	(\$1,519.47)	\$4,423.00
7110-001 - Insurance-Workers Comp	\$52.50	\$60.42	\$7.92	\$577.50	\$664.62	\$87.12	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$95.83	\$95.83	\$372.00	\$1,054.13	\$682.13	\$1,150.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$416.67	\$416.67	\$5,831.37	\$4,583.37	(\$1,248.00)	\$5,000.00
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	\$32.50	\$32.50	\$350.00	\$357.50	\$7.50	\$390.00
7410-000 - Management Fee	\$2,094.36	\$2,094.36	\$0.00	\$23,037.96	\$23,037.96	\$0.00	\$25,132.34
7510-000 - Admin Expenses-General	\$465.08	\$291.67	(\$173.41)	\$2,193.72	\$3,208.37	\$1,014.65	\$3,500.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	(\$107.00)	\$275.00	\$382.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$14.00	\$33.33	\$19.33	\$154.00	\$366.63	\$212.63	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$12.08	\$12.08	\$0.00	\$132.88	\$132.88	\$145.00
<u>Total Administrative</u>	\$3,225.35	\$3,435.61	\$210.26	\$38,044.65	\$37,791.71	(\$252.94)	\$41,227.34
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$8,202.06	\$8,202.06	\$0.00	\$90,222.66	\$90,222.66	\$0.00	\$98,424.72
8110-000 - Repair & Maintenance-General	\$3,760.21	\$1,915.07	(\$1,845.14)	\$18,549.56	\$21,065.77	\$2,516.21	\$22,980.88
8150-000 - Operating Contingency	\$0.00	\$1,432.79	\$1,432.79	\$0.00	\$15,760.69	\$15,760.69	\$17,193.46
8210-000 - Grounds Maintenance-General	\$9,933.00	\$12,333.33	\$2,400.33	\$137,410.00	\$135,666.63	(\$1,743.37)	\$148,000.00
8210-009 - Grounds-Irrigation Repairs	\$435.00	\$2,250.00	\$1,815.00	\$6,787.00	\$24,750.00	\$17,963.00	\$27,000.00
8210-012 - Grounds-Lake Treatments	\$167.62	\$200.00	\$32.38	\$2,335.02	\$2,200.00	(\$135.02)	\$2,400.00
8312-000 - Pool-Service-General	\$475.00	\$600.00	\$125.00	\$7,328.21	\$6,600.00	(\$728.21)	\$7,200.00
8312-010 - Pool-Restroom Cleaning	\$321.00	\$320.00	(\$1.00)	\$3,531.00	\$3,520.00	(\$11.00)	\$3,840.00
8710-003 - Utilities-Electric-Street Lights	\$1,252.17	\$1,250.00	(\$2.17)	\$13,641.04	\$13,750.00	\$108.96	\$15,000.00
8710-004 - Utilities-Electric-Pool	\$230.92	\$250.00	\$19.08	\$1,794.93	\$2,750.00	\$955.07	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$83.33	\$83.33	\$586.84	\$916.63	\$329.79	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,350.65	\$2,291.67	(\$58.98)	\$25,857.15	\$25,208.37	(\$648.78)	\$27,500.00
8710-012 - Utilities-Cable TV	\$4,292.78	\$4,292.91	\$0.13	\$47,221.11	\$47,222.01	\$0.90	\$51,514.97
8710-018 - Utilities-Electric-Entrances/Ponds	\$589.49	\$558.33	(\$31.16)	\$5,829.99	\$6,141.63	\$311.64	\$6,700.00
<u>Total Services &amp; Utilities</u>	\$32,009.90	\$35,979.49	\$3,969.59	\$361,094.51	\$395,774.39	\$34,679.88	\$431,754.03

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**Budget Comparison Report**  
**11/1/2021 - 11/30/2021**

	11/1/2021 - 11/30/2021			1/1/2021 - 11/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Expense</b>	\$35,235.25	\$39,415.10	\$4,179.85	\$399,139.16	\$433,566.10	\$34,426.94	\$472,981.37
Operating Net Income	\$4,219.45	\$0.01	\$4,219.44	\$34,634.21	\$0.11	\$34,634.10	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9690-000 - Reserve Expense-Pooling	\$0.00	\$0.00	\$0.00	\$61,727.36	\$0.00	(\$61,727.36)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$61,727.36)	\$0.00	\$61,727.36	\$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	\$4,219.45	\$0.01	\$4,219.44	\$34,634.21	\$0.11	\$34,634.10	\$0.00