

Cross Creek at ELW Homeowners Association, Inc.

Balance Sheet

9/30/2016

AssetsOperating

1010-010 - Cash-Checking-Centennial Bank	\$77,211.69	
1110-000 - A/R-Maintenance Fees	\$1,736.76	
1410-000 - Prepaid Insurance-General	\$1,972.93	
1410-001 - Prepaid Insurance-D&O	\$651.00	
1410-003 - Prepaid Insurance-Workers Comp	\$414.15	
1500-001 - Utility Deposits-Electric	<u>\$3,660.00</u>	
<u>Operating Total</u>		\$85,646.53

Reserve

1041-010 - Cash-MMA-Centennial Bank	\$151,040.32	
1042-010 - Cash-CD-Centennial-01/20/18-0.20%	\$101,535.84	
<u>Reserve Total</u>		\$252,576.16

Assets Total\$338,222.69**Liabilities and Equity**Operating

2010-000 - Accounts Payable	\$1,940.90	
2122-000 - A/P-Master	\$183.20	
2210-100 - Note Payable	\$220,463.94	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$22,793.86</u>	
<u>Operating Total</u>		\$245,381.90

Reserve

3020-000 - Reserve Fund-Paint	\$91,044.89	
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.	\$68,563.96	
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	\$770.33	
3090-000 - Reserve Fund-Pooling	\$39,967.74	
<u>Reserve Total</u>		\$252,576.16

Retained Earnings

(\$221,226.62)

Net Income\$61,491.25*Liabilities & Equity Total*\$338,222.69

Cross Creek at ELW Homeowners Association, Inc.
Budget Comparison Report
9/1/2016 - 9/30/2016

	9/1/2016 - 9/30/2016			1/1/2016 - 9/30/2016			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)	\$354,042.00	\$354,047.40	(\$5.40)	\$472,063.20
6070-000 - Interest Income-Operating	\$7.24	\$0.00	\$7.24	\$78.73	\$0.00	\$78.73	\$0.00
6071-000 - Interest Income-Reserve	\$55.71	\$0.00	\$55.71	\$770.33	\$0.00	\$770.33	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$260.88	\$0.00	\$260.88	\$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	\$66,492.00	\$66,492.00	\$0.00	\$88,656.00
6900-000 - Income Transfer to Resv Funds	(\$7,388.00)	(\$7,388.00)	\$0.00	(\$66,492.00)	(\$66,492.00)	\$0.00	(\$88,656.00)
6901-000 - Interest Transfer to Reserves	(\$55.71)	\$0.00	(\$55.71)	(\$770.33)	\$0.00	(\$770.33)	\$0.00
<u>Total Revenues</u>	<u>\$39,345.24</u>	<u>\$39,338.60</u>	<u>\$6.64</u>	<u>\$354,704.61</u>	<u>\$354,047.40</u>	<u>\$657.21</u>	<u>\$472,063.20</u>
Total Income	\$39,345.24	\$39,338.60	\$6.64	\$354,704.61	\$354,047.40	\$657.21	\$472,063.20
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$281.85	\$300.00	\$18.15	\$2,598.46	\$2,700.00	\$101.54	\$3,600.00
7110-001 - Insurance-Workers Comp	\$59.17	\$59.17	\$0.00	\$531.21	\$532.53	\$1.32	\$710.00
7110-003 - Insurance-D&O	\$93.00	\$91.67	(\$1.33)	\$838.36	\$825.03	(\$13.33)	\$1,100.00
7115-000 - Loan Interest	\$726.60	\$0.00	(\$726.60)	\$6,953.92	\$0.00	(\$6,953.92)	\$0.00
7115-001 - Loan Funding	\$0.00	\$5,257.00	\$5,257.00	\$0.00	\$47,313.00	\$47,313.00	\$63,084.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$416.67	\$416.67	\$1,063.50	\$3,750.03	\$2,686.53	\$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	\$46.53	(\$14.72)	\$62.00
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$390.00	\$262.53	(\$127.47)	\$350.00
7410-000 - Management Fee	\$2,011.10	\$2,011.10	\$0.00	\$18,099.90	\$18,099.90	\$0.00	\$24,133.20
7510-000 - Admin Expenses-General	\$101.98	\$291.67	\$189.69	\$1,606.40	\$2,625.03	\$1,018.63	\$3,500.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$30.83	\$30.83	\$0.00	\$277.47	\$277.47	\$370.00
7510-011 - Admin Expenses-Web Site	\$52.38	\$20.83	(\$31.55)	\$104.76	\$187.47	\$82.71	\$250.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$11.67	\$11.67	\$105.00	\$105.03	\$0.03	\$140.00
<u>Total Administrative</u>	<u>\$3,326.08</u>	<u>\$8,524.95</u>	<u>\$5,198.87</u>	<u>\$32,327.76</u>	<u>\$76,724.55</u>	<u>\$44,396.79</u>	<u>\$102,299.20</u>
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$5,587.60	\$5,587.00	(\$0.60)	\$50,288.40	\$50,283.00	(\$5.40)	\$67,044.00
8110-000 - Repair & Maintenance-General	\$2,277.89	\$2,916.67	\$638.78	\$13,084.65	\$26,250.03	\$13,165.38	\$35,000.00
8210-001 - Grounds-All Lawn Svcs.	\$13,242.54	\$13,243.33	\$0.79	\$119,182.86	\$119,189.97	\$7.11	\$158,920.00
8210-009 - Grounds-Irrigation Repairs	(\$218.89)	\$0.00	\$218.89	\$0.00	\$0.00	\$0.00	\$0.00
8210-012 - Grounds-Lake Treatments	\$153.00	\$150.00	(\$3.00)	\$1,377.00	\$1,350.00	(\$27.00)	\$1,800.00
8210-031 - Grounds-Holiday Decorations	\$0.00	\$108.33	\$108.33	\$0.00	\$974.97	\$974.97	\$1,300.00
8312-000 - Pool-Service-General	\$800.00	\$400.00	(\$400.00)	\$3,248.52	\$3,600.00	\$351.48	\$4,800.00
8312-010 - Pool-Restroom Cleaning	\$440.00	\$483.33	\$43.33	\$3,980.00	\$4,349.97	\$369.97	\$5,800.00
8710-003 - Utilities-Electric-Street Lights	\$1,057.10	\$1,083.33	\$26.23	\$9,528.62	\$9,749.97	\$221.35	\$13,000.00
8710-004 - Utilities-Electric-Pool	\$331.90	\$466.67	\$134.77	\$3,857.72	\$4,200.03	\$342.31	\$5,600.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$125.00	\$125.00	\$714.43	\$1,125.00	\$410.57	\$1,500.00
8710-011 - Utilities-Refuse Removal	\$2,090.00	\$2,333.33	\$243.33	\$18,810.00	\$20,999.97	\$2,189.97	\$28,000.00
8710-012 - Utilities-Cable TV	\$3,541.48	\$3,416.67	(\$124.81)	\$31,912.01	\$30,750.03	(\$1,161.98)	\$41,000.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$501.90	\$500.00	(\$1.90)	\$4,901.39	\$4,500.00	(\$401.39)	\$6,000.00
<u>Total Services & Utilities</u>	<u>\$29,804.52</u>	<u>\$30,813.66</u>	<u>\$1,009.14</u>	<u>\$260,885.60</u>	<u>\$277,322.94</u>	<u>\$16,437.34</u>	<u>\$369,764.00</u>
Total Expense	\$33,130.60	\$39,338.61	\$6,208.01	\$293,213.36	\$354,047.49	\$60,834.13	\$472,063.20

Cross Creek at ELW Homeowners Association, Inc.
Budget Comparison Report
9/1/2016 - 9/30/2016

	9/1/2016 - 9/30/2016			1/1/2016 - 9/30/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$6,214.64	(\$0.01)	\$6,214.65	\$61,491.25	(\$0.09)	\$61,491.34	\$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	\$0.00	\$0.00	\$0.00	\$54,041.92	\$0.00	(\$54,041.92)	\$0.00
9625-000 - Reserve Expense-Pool	\$5,089.00	\$0.00	(\$5,089.00)	\$11,705.53	\$0.00	(\$11,705.53)	\$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	\$0.00	\$0.00	\$0.00	\$9,890.00	\$0.00	(\$9,890.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$5,089.00)	\$0.00	\$5,089.00	(\$95,297.45)	\$0.00	\$95,297.45	\$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	\$6,214.64	(\$0.01)	\$6,214.65	\$61,491.25	(\$0.09)	\$61,491.34	\$0.00