

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

FINANCIAL STATEMENT UNAUDITED

APRIL 2023

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Balance Sheet
4/30/2023

AssetsOperating

1010-005 - Cash-Checking-Servis1st Bank	\$100,274.77	
1110-000 - AVR-Maintenance Fees	\$895.00	
1420-000 - Prepaid Expense	\$1,228.00	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$105,948.71

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$181,072.90	
1041-011 - Cash-J.P.MorganChase	\$202,332.91	
1041-015 - Centennial Bank MMA	\$103,771.33	
<u>Reserve Total</u>		<u>\$487,177.14</u>

Assets Total\$593,125.85**Liabilities and Equity**Operating

2010-000 - Accounts Payable	\$6,473.33	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$19,705.24</u>	
<u>Operating Total</u>		\$26,178.57

Reserve

3027-000 - Reserve Fund-Walls	\$662.11	
3061-000 - Reserve Fund-Legal/Prof	\$1,526.40	
3065-000 - Reserve Fund-Wells	\$114.45	
3069-001 - Reserve Fund-Mailboxes	\$1,681.31	
3080-000 - Reserve Fund-Interest	\$4,314.10	
3090-000 - Reserve Fund-Pooling	\$478,878.77	
<u>Reserve Total</u>		\$487,177.14

Retained Earnings

\$72,507.48

Net Income\$7,262.66*Liabilities & Equity Total*\$593,125.85

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
4/1/2023 - 4/30/2023

	4/1/2023 - 4/30/2023			1/1/2023 - 4/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$40,040.00	\$39,992.97	\$47.03	\$160,160.00	\$159,971.88	\$188.12	\$479,915.61
6070-000 - Interest Income-Operating	\$4.91	\$0.00	\$4.91	\$19.01	\$0.00	\$19.01	\$0.00
6071-000 - Interest Income-Reserve	\$733.44	\$0.00	\$733.44	\$4,314.10	\$0.00	\$4,314.10	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$39.70	\$0.00	\$39.70	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$35.00	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$14,250.00	\$14,250.00	\$0.00	\$57,000.00	\$57,000.00	\$0.00	\$171,000.00
6900-000 - Income Transfer to Resv Funds	(\$14,250.00)	(\$14,250.00)	\$0.00	(\$57,000.00)	(\$57,000.00)	\$0.00	(\$171,000.00)
6901-000 - Interest Transfer to Reserves	(\$733.44)	\$0.00	(\$733.44)	(\$4,314.10)	\$0.00	(\$4,314.10)	\$0.00
<u>Total Revenues</u>	\$40,044.91	\$39,992.97	\$51.94	\$160,253.71	\$159,971.88	\$281.83	\$479,915.61
Total Income	\$40,044.91	\$39,992.97	\$51.94	\$160,253.71	\$159,971.88	\$281.83	\$479,915.61
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$612.29	\$944.50	\$332.21	\$2,449.22	\$3,778.00	\$1,328.78	\$11,334.00
7110-001 - Insurance-Workers Comp	\$49.88	\$60.42	\$10.54	\$199.64	\$241.68	\$42.04	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$95.83	\$95.83	\$0.00	\$383.32	\$383.32	\$1,150.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$333.33	\$333.33	\$0.00	\$1,333.32	\$1,333.32	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$20.40	(\$40.85)	\$61.25
7310-006 - Taxes-Pool Permit	\$350.00	\$29.17	(\$320.83)	\$350.00	\$116.68	(\$233.32)	\$350.00
7410-000 - Management Fee	\$2,189.65	\$2,189.66	\$0.01	\$8,758.60	\$8,758.64	\$0.04	\$26,275.86
7510-000 - Admin Expenses-General	\$83.65	\$266.67	\$183.02	\$362.10	\$1,066.68	\$704.58	\$3,200.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$100.00	\$100.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$14.00	\$33.33	\$19.33	\$56.00	\$133.32	\$77.32	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$12.08	\$12.08	\$35.00	\$48.32	\$13.32	\$145.00
<u>Total Administrative</u>	\$3,299.47	\$3,995.09	\$695.62	\$12,271.81	\$15,980.36	\$3,708.55	\$47,941.11
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$9,445.24	\$9,473.25	\$28.01	\$37,780.96	\$37,893.00	\$112.04	\$113,679.00
8110-000 - Repair & Maintenance-General	\$0.00	\$333.33	\$333.33	\$550.00	\$1,333.32	\$783.32	\$4,000.00
8110-018 - R&M-Sidewalks	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$6,000.00
8210-000 - Grounds Maintenance-General	\$13,075.00	\$13,000.00	(\$75.00)	\$53,425.00	\$52,000.00	(\$1,425.00)	\$156,000.00
8210-004 - Grounds-Trees	\$0.00	\$312.50	\$312.50	\$0.00	\$1,250.00	\$1,250.00	\$3,750.00
8210-009 - Grounds-Irrigation Repairs	\$2,443.77	\$1,533.33	(\$910.44)	\$3,214.17	\$6,133.32	\$2,919.15	\$18,400.00
8210-012 - Grounds-Lake Treatments	\$272.65	\$257.58	(\$15.07)	\$1,580.89	\$1,030.32	(\$550.57)	\$3,091.00
8312-000 - Pool-Service-General	\$505.00	\$605.00	\$100.00	\$2,020.00	\$2,420.00	\$400.00	\$7,260.00
8312-010 - Pool-Restroom Cleaning	\$325.00	\$325.00	\$0.00	\$1,300.00	\$1,300.00	\$0.00	\$3,900.00
8710-003 - Utilities-Electric-Street Lights	\$1,632.50	\$1,483.33	(\$149.17)	\$6,442.37	\$5,933.32	(\$509.05)	\$17,800.00
8710-004 - Utilities-Electric-Pool	\$354.56	\$250.00	(\$104.56)	\$1,224.58	\$1,000.00	(\$224.58)	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$138.35	\$83.33	(\$55.02)	\$289.00	\$333.32	\$44.32	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,682.88	\$2,458.33	(\$224.55)	\$10,769.36	\$9,833.32	(\$936.04)	\$29,500.00
8710-012 - Utilities-Cable TV	\$4,732.73	\$4,732.88	\$0.15	\$18,998.53	\$18,931.52	(\$67.01)	\$56,794.50
8710-018 - Utilities-Electric-Entrances/Ponds	\$756.40	\$650.00	(\$106.40)	\$3,124.38	\$2,600.00	(\$524.38)	\$7,800.00
<u>Total Services & Utilities</u>	\$36,364.08	\$35,997.86	(\$366.22)	\$140,719.24	\$143,991.44	\$3,272.20	\$431,974.50

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Budget Comparison Report
4/1/2023 - 4/30/2023

	4/1/2023 - 4/30/2023			1/1/2023 - 4/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expense	\$39,663.55	\$39,992.95	\$329.40	\$152,991.05	\$159,971.80	\$6,980.75	\$479,915.61
Operating Net Income	\$381.36	\$0.02	\$381.34	\$7,262.66	\$0.08	\$7,262.58	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9690-000 - Reserve Expense-Pooling	\$4,603.00	\$0.00	(\$4,603.00)	\$14,946.80	\$0.00	(\$14,946.80)	\$0.00
9900-000 - Reserve Expense-Funding	(\$4,603.00)	\$0.00	\$4,603.00	(\$14,946.80)	\$0.00	\$14,946.80	\$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	\$381.36	\$0.02	\$381.34	\$7,262.66	\$0.08	\$7,262.58	\$0.00