

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

FINANCIAL STATEMENT UNAUDITED

DECEMBER 2022

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Balance Sheet
12/31/2022

AssetsOperating

1010-005 - Cash-Checking-Servis1st Bank	\$89,413.61	
1110-000 - AVR-Maintenance Fees	\$839.83	
1410-000 - Prepaid Insurance-General	\$2,449.22	
1410-003 - Prepaid Insurance-Workers Comp	\$199.64	
1420-000 - Prepaid Expense	\$17,492.90	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$113,946.14

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$153,942.05	
1041-011 - Cash-J.P.MorganChase	\$200,000.00	
1041-015 - Centennial Bank MMA	\$103,132.69	
<u>Reserve Total</u>		<u>\$457,074.74</u>

Assets Total\$571,020.88**Liabilities and Equity**Operating

2010-000 - Accounts Payable	\$22,211.32	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$19,227.34</u>	
<u>Operating Total</u>		\$41,438.66

Reserve

3027-000 - Reserve Fund-Walls	\$659.32	
3061-000 - Reserve Fund-Legal/Prof	\$1,519.97	
3065-000 - Reserve Fund-Wells	\$113.97	
3069-001 - Reserve Fund-Mailboxes	\$1,674.23	
3080-000 - Reserve Fund-Interest	\$1,924.44	
3090-000 - Reserve Fund-Pooling	\$451,182.81	
<u>Reserve Total</u>		\$457,074.74

Retained Earnings

\$62,939.54

Net Income\$9,567.94*Liabilities & Equity Total*\$571,020.88

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
12/1/2022 - 12/31/2022

	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$39,013.33	\$39,013.66	(\$0.33)	\$468,159.96	\$468,163.70	(\$3.74)	\$468,163.70
6070-000 - Interest Income-Operating	\$4.24	\$0.00	\$4.24	\$53.84	\$0.00	\$53.84	\$0.00
6071-000 - Interest Income-Reserve	\$355.47	\$0.00	\$355.47	\$1,924.44	\$0.00	\$1,924.44	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$119.65	\$0.00	\$119.65	\$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	\$14,666.67	\$14,666.63	\$0.04	\$176,000.04	\$176,000.00	\$0.04	\$176,000.00
6900-000 - Income Transfer to Resv Funds	(\$14,666.67)	(\$14,666.63)	(\$0.04)	(\$176,000.04)	(\$176,000.00)	(\$0.04)	(\$176,000.00)
6901-000 - Interest Transfer to Reserves	(\$355.47)	\$0.00	(\$355.47)	(\$1,924.44)	\$0.00	(\$1,924.44)	\$0.00
<u>Total Revenues</u>	\$39,017.57	\$39,013.66	\$3.91	\$468,438.45	\$468,163.70	\$274.75	\$468,163.70
Total Income	\$39,017.57	\$39,013.66	\$3.91	\$468,438.45	\$468,163.70	\$274.75	\$468,163.70
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$612.31	\$472.45	(\$139.86)	\$7,226.66	\$5,668.96	(\$1,557.70)	\$5,668.96
7110-001 - Insurance-Workers Comp	\$49.92	\$60.38	\$10.46	\$594.28	\$725.00	\$130.72	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$95.87	\$95.87	\$0.00	\$1,150.00	\$1,150.00	\$1,150.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$416.63	\$416.63	\$2,679.42	\$5,000.00	\$2,320.58	\$5,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.15	\$5.15	\$61.25	\$61.25	\$0.00	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$32.50	\$32.50	\$350.00	\$390.00	\$40.00	\$390.00
7410-000 - Management Fee	\$2,146.72	\$2,146.73	\$0.01	\$25,760.64	\$25,760.65	\$0.01	\$25,760.65
7510-000 - Admin Expenses-General	\$900.16	\$291.63	(\$608.53)	\$3,678.08	\$3,500.00	(\$178.08)	\$3,500.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$300.00	\$300.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$14.00	\$33.37	\$19.37	\$168.00	\$400.00	\$232.00	\$400.00
7510-099 - Admin Expenses-45 Day Pre-Lien	\$0.00	\$12.12	\$12.12	\$35.00	\$145.00	\$110.00	\$145.00
<u>Total Administrative</u>	\$3,723.11	\$3,591.83	(\$131.28)	\$40,553.33	\$43,100.86	\$2,547.53	\$43,100.86
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$8,998.72	\$9,022.13	\$23.41	\$107,984.64	\$108,266.00	\$281.36	\$108,266.00
8110-000 - Repair & Maintenance-General	\$243.94	\$726.82	\$482.88	\$4,982.35	\$8,721.84	\$3,739.49	\$8,721.84
8110-002 - R&M-Building	\$0.00	\$0.00	\$0.00	\$168.76	\$0.00	(\$168.76)	\$0.00
8110-018 - R&M-Sidewalks	\$0.00	\$500.00	\$500.00	\$0.00	\$6,000.00	\$6,000.00	\$6,000.00
8210-000 - Grounds Maintenance-General	\$13,000.00	\$12,374.63	(\$625.37)	\$155,333.00	\$148,496.00	(\$6,837.00)	\$148,496.00
8210-001 - Grounds-All Lawn Svcs.	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	(\$200.00)	\$0.00
8210-004 - Grounds-Trees	\$0.00	\$312.50	\$312.50	\$3,175.46	\$3,750.00	\$574.54	\$3,750.00
8210-009 - Grounds-Irrigation Repairs	\$794.87	\$2,266.63	\$1,471.76	\$18,126.39	\$27,200.00	\$9,073.61	\$27,200.00
8210-012 - Grounds-Lake Treatments	\$450.75	\$257.62	(\$193.13)	\$3,149.26	\$3,091.00	(\$58.26)	\$3,091.00
8312-000 - Pool-Service-General	\$1,124.57	\$600.00	(\$524.57)	\$7,257.87	\$7,200.00	(\$57.87)	\$7,200.00
8312-010 - Pool-Restroom Cleaning	\$325.00	\$320.00	(\$5.00)	\$3,986.00	\$3,840.00	(\$146.00)	\$3,840.00
8710-003 - Utilities-Electric-Street Lights	\$1,495.78	\$1,250.00	(\$245.78)	\$17,907.92	\$15,000.00	(\$2,907.92)	\$15,000.00
8710-004 - Utilities-Electric-Pool	\$253.03	\$250.00	(\$3.03)	\$2,790.77	\$3,000.00	\$209.23	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$337.60	\$83.37	(\$254.23)	\$883.20	\$1,000.00	\$116.80	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,745.20	\$2,350.63	(\$394.57)	\$30,847.48	\$28,208.00	(\$2,639.48)	\$28,208.00

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	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8710-012 - Utilities-Cable TV	\$4,507.42	\$4,507.50	\$0.08	\$54,087.94	\$54,090.00	\$2.06	\$54,090.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$737.77	\$600.00	(\$137.77)	\$7,436.14	\$7,200.00	(\$236.14)	\$7,200.00
<u>Total Services & Utilities</u>	\$35,014.65	\$35,421.83	\$407.18	\$418,317.18	\$425,062.84	\$6,745.66	\$425,062.84
Total Expense	\$38,737.76	\$39,013.66	\$275.90	\$458,870.51	\$468,163.70	\$9,293.19	\$468,163.70
Operating Net Income	\$279.81	\$0.00	\$279.81	\$9,567.94	\$0.00	\$9,567.94	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9690-000 - Reserve Expense-Pooling	\$17,492.90	\$0.00	(\$17,492.90)	\$113,527.90	\$0.00	(\$113,527.90)	\$0.00
9900-000 - Reserve Expense-Funding	(\$17,492.90)	\$0.00	\$17,492.90	(\$113,527.90)	\$0.00	\$113,527.90	\$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	\$279.81	\$0.00	\$279.81	\$9,567.94	\$0.00	\$9,567.94	\$0.00