

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

FINANCIAL STATEMENT UNAUDITED

**MARCH 2023**

Prepared by:

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

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Balance Sheet**  
**3/31/2023**

**Assets**Operating

1010-005 - Cash-Checking-Servis1st Bank	\$102,267.86	
1110-000 - A/R-Maintenance Fees	\$5.00	
1410-000 - Prepaid Insurance-General	\$612.29	
1410-003 - Prepaid Insurance-Workers Comp	\$49.88	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$106,485.97

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$169,810.44	
1041-011 - Cash-J.P.MorganChase	\$202,332.91	
1041-015 - Centennial Bank MMA	\$103,425.35	
<u>Reserve Total</u>		<u>\$475,568.70</u>

*Assets Total*\$582,054.67**Liabilities and Equity**Operating

2010-000 - Accounts Payable	\$3,402.99	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$23,694.20</u>	
<u>Operating Total</u>		\$27,097.19

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	\$3,580.66	
3090-000 - Reserve Fund-Pooling	\$468,003.77	
<u>Reserve Total</u>		\$475,568.70

Retained Earnings

\$72,507.48

Net Income\$6,881.30*Liabilities & Equity Total*\$582,054.67

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**3/1/2023 - 3/31/2023**

	3/1/2023 - 3/31/2023			1/1/2023 - 3/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$40,040.00	\$39,992.97	\$47.03	\$120,120.00	\$119,978.91	\$141.09	\$479,915.61
6070-000 - Interest Income-Operating	\$4.11	\$0.00	\$4.11	\$14.10	\$0.00	\$14.10	\$0.00
6071-000 - Interest Income-Reserve	\$2,679.95	\$0.00	\$2,679.95	\$3,580.66	\$0.00	\$3,580.66	\$0.00
6076-000 - Interest Income-Owner	\$18.76	\$0.00	\$18.76	\$39.70	\$0.00	\$39.70	\$0.00
6083-099 - Other Income-Pre-Lien	\$35.00	\$0.00	\$35.00	\$35.00	\$0.00	\$35.00	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$14,250.00	\$14,250.00	\$0.00	\$42,750.00	\$42,750.00	\$0.00	\$171,000.00
6900-000 - Income Transfer to Resv Funds	(\$14,250.00)	(\$14,250.00)	\$0.00	(\$42,750.00)	(\$42,750.00)	\$0.00	(\$171,000.00)
6901-000 - Interest Transfer to Reserves	(\$2,679.95)	\$0.00	(\$2,679.95)	(\$3,580.66)	\$0.00	(\$3,580.66)	\$0.00
<u>Total Revenues</u>	\$40,097.87	\$39,992.97	\$104.90	\$120,208.80	\$119,978.91	\$229.89	\$479,915.61
<b>Total Income</b>	\$40,097.87	\$39,992.97	\$104.90	\$120,208.80	\$119,978.91	\$229.89	\$479,915.61
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$612.31	\$944.50	\$332.19	\$1,836.93	\$2,833.50	\$996.57	\$11,334.00
7110-001 - Insurance-Workers Comp	\$49.92	\$60.42	\$10.50	\$149.76	\$181.26	\$31.50	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$95.83	\$95.83	\$0.00	\$287.49	\$287.49	\$1,150.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$333.33	\$333.33	\$0.00	\$999.99	\$999.99	\$4,000.00
7310-002 - Taxes-Corp Annual	\$61.25	\$5.10	(\$56.15)	\$61.25	\$15.30	(\$45.95)	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$0.00	\$87.51	\$87.51	\$350.00
7410-000 - Management Fee	\$2,189.65	\$2,189.66	\$0.01	\$6,568.95	\$6,568.98	\$0.03	\$26,275.86
7510-000 - Admin Expenses-General	\$106.35	\$266.67	\$160.32	\$278.45	\$800.01	\$521.56	\$3,200.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$75.00	\$75.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$14.00	\$33.33	\$19.33	\$42.00	\$99.99	\$57.99	\$400.00
7510-099 - Admin Expenses-45 Day Pre-Lien	\$35.00	\$12.08	(\$22.92)	\$35.00	\$36.24	\$1.24	\$145.00
<u>Total Administrative</u>	\$3,068.48	\$3,995.09	\$926.61	\$8,972.34	\$11,985.27	\$3,012.93	\$47,941.11
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$9,445.24	\$9,473.25	\$28.01	\$28,335.72	\$28,419.75	\$84.03	\$113,679.00
8110-000 - Repair & Maintenance-General	\$550.00	\$333.33	(\$216.67)	\$550.00	\$999.99	\$449.99	\$4,000.00
8110-018 - R&M-Sidewalks	\$0.00	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$6,000.00
8210-000 - Grounds Maintenance-General	\$13,000.00	\$13,000.00	\$0.00	\$40,350.00	\$39,000.00	(\$1,350.00)	\$156,000.00
8210-004 - Grounds-Trees	\$0.00	\$312.50	\$312.50	\$0.00	\$937.50	\$937.50	\$3,750.00
8210-009 - Grounds-Irrigation Repairs	\$130.00	\$1,533.33	\$1,403.33	\$770.40	\$4,599.99	\$3,829.59	\$18,400.00
8210-012 - Grounds-Lake Treatments	\$962.94	\$257.58	(\$705.36)	\$1,308.24	\$772.74	(\$535.50)	\$3,091.00
8312-000 - Pool-Service-General	\$505.00	\$605.00	\$100.00	\$1,515.00	\$1,815.00	\$300.00	\$7,260.00
8312-010 - Pool-Restroom Cleaning	\$325.00	\$325.00	\$0.00	\$975.00	\$975.00	\$0.00	\$3,900.00
8710-003 - Utilities-Electric-Street Lights	\$1,627.46	\$1,483.33	(\$144.13)	\$4,809.87	\$4,449.99	(\$359.88)	\$17,800.00
8710-004 - Utilities-Electric-Pool	\$298.50	\$250.00	(\$48.50)	\$870.02	\$750.00	(\$120.02)	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$83.33	\$83.33	\$150.65	\$249.99	\$99.34	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,682.88	\$2,458.33	(\$224.55)	\$8,086.48	\$7,374.99	(\$711.49)	\$29,500.00
8710-012 - Utilities-Cable TV	\$4,732.73	\$4,732.88	\$0.15	\$14,265.80	\$14,198.64	(\$67.16)	\$56,794.50
8710-018 - Utilities-Electric-Entrances/Ponds	\$728.49	\$650.00	(\$78.49)	\$2,367.98	\$1,950.00	(\$417.98)	\$7,800.00
<u>Total Services &amp; Utilities</u>	\$34,988.24	\$35,997.86	\$1,009.62	\$104,355.16	\$107,993.58	\$3,638.42	\$431,974.50

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**Budget Comparison Report**  
**3/1/2023 - 3/31/2023**

	3/1/2023 - 3/31/2023			1/1/2023 - 3/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Expense</b>	\$38,056.72	\$39,992.95	\$1,936.23	\$113,327.50	\$119,978.85	\$6,651.35	\$479,915.61
Operating Net Income	\$2,041.15	\$0.02	\$2,041.13	\$6,881.30	\$0.06	\$6,881.24	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9690-000 - Reserve Expense-Pooling	\$6,689.75	\$0.00	(\$6,689.75)	\$10,343.80	\$0.00	(\$10,343.80)	\$0.00
9900-000 - Reserve Expense-Funding	(\$6,689.75)	\$0.00	\$6,689.75	(\$10,343.80)	\$0.00	\$10,343.80	\$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	\$2,041.15	\$0.02	\$2,041.13	\$6,881.30	\$0.06	\$6,881.24	\$0.00