

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

FINANCIAL STATEMENT UNAUDITED

NOVEMBER 2022

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.

Balance Sheet

11/30/2022

AssetsOperating

1010-005 - Cash-Checking-Servis1st Bank	\$80,894.99	
1110-000 - A/R-Maintenance Fees	\$483.83	
1410-000 - Prepaid Insurance-General	\$3,061.53	
1410-003 - Prepaid Insurance-Workers Comp	\$249.56	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$88,240.85

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$339,067.90	
1041-015 - Centennial Bank MMA	\$102,984.70	
<u>Reserve Total</u>		<u>\$442,052.60</u>

Assets Total\$530,293.45**Liabilities and Equity**Operating

2010-000 - Accounts Payable	\$2,388.00	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$13,625.18</u>	
<u>Operating Total</u>		\$16,013.18

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	\$1,568.97	
3090-000 - Reserve Fund-Pooling	\$436,516.14	
<u>Reserve Total</u>		\$442,052.60

Retained Earnings

\$62,939.54

Net Income\$9,288.13*Liabilities & Equity Total*\$530,293.45

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
11/1/2022 - 11/30/2022

	11/1/2022 - 11/30/2022			1/1/2022 - 11/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$39,013.33	\$39,013.64	(\$0.31)	\$429,146.63	\$429,150.04	(\$3.41)	\$468,163.70
6070-000 - Interest Income-Operating	\$4.78	\$0.00	\$4.78	\$49.60	\$0.00	\$49.60	\$0.00
6071-000 - Interest Income-Reserve	\$456.99	\$0.00	\$456.99	\$1,568.97	\$0.00	\$1,568.97	\$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	\$14,666.67	\$0.00	\$161,333.37	\$161,333.37	\$0.00	\$176,000.00
6900-000 - Income Transfer to Resv Funds	(\$14,666.67)	(\$14,666.67)	\$0.00	(\$161,333.37)	(\$161,333.37)	\$0.00	(\$176,000.00)
6901-000 - Interest Transfer to Reserves	(\$456.99)	\$0.00	(\$456.99)	(\$1,568.97)	\$0.00	(\$1,568.97)	\$0.00
<u>Total Revenues</u>	\$39,018.11	\$39,013.64	\$4.47	\$429,420.88	\$429,150.04	\$270.84	\$468,163.70
Total Income	\$39,018.11	\$39,013.64	\$4.47	\$429,420.88	\$429,150.04	\$270.84	\$468,163.70
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$612.31	\$472.41	(\$139.90)	\$6,614.35	\$5,196.51	(\$1,417.84)	\$5,668.96
7110-001 - Insurance-Workers Comp	\$49.92	\$60.42	\$10.50	\$544.36	\$664.62	\$120.26	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$95.83	\$95.83	\$0.00	\$1,054.13	\$1,054.13	\$1,150.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$416.67	\$416.67	\$2,679.42	\$4,583.37	\$1,903.95	\$5,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$56.10	(\$5.15)	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$32.50	\$32.50	\$350.00	\$357.50	\$7.50	\$390.00
7410-000 - Management Fee	\$2,146.72	\$2,146.72	\$0.00	\$23,613.92	\$23,613.92	\$0.00	\$25,760.65
7510-000 - Admin Expenses-General	\$419.85	\$291.67	(\$128.18)	\$2,777.92	\$3,208.37	\$430.45	\$3,500.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$275.00	\$275.00	\$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	\$35.00	\$132.88	\$97.88	\$145.00
<u>Total Administrative</u>	\$3,242.80	\$3,591.73	\$348.93	\$36,830.22	\$39,509.03	\$2,678.81	\$43,100.86
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$8,998.72	\$9,022.17	\$23.45	\$98,985.92	\$99,243.87	\$257.95	\$108,266.00
8110-000 - Repair & Maintenance-General	\$1,601.00	\$726.82	(\$874.18)	\$4,738.41	\$7,995.02	\$3,256.61	\$8,721.84
8110-002 - R&M-Building	\$168.76	\$0.00	(\$168.76)	\$168.76	\$0.00	(\$168.76)	\$0.00
8110-018 - R&M-Sidewalks	\$0.00	\$500.00	\$500.00	\$0.00	\$5,500.00	\$5,500.00	\$6,000.00
8210-000 - Grounds Maintenance-General	\$13,000.00	\$12,374.67	(\$625.33)	\$142,333.00	\$136,121.37	(\$6,211.63)	\$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	\$3,437.50	\$262.04	\$3,750.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$2,266.67	\$2,266.67	\$17,331.52	\$24,933.37	\$7,601.85	\$27,200.00
8210-012 - Grounds-Lake Treatments	\$172.65	\$257.58	\$84.93	\$2,698.51	\$2,833.38	\$134.87	\$3,091.00
8312-000 - Pool-Service-General	\$514.53	\$600.00	\$85.47	\$6,133.30	\$6,600.00	\$466.70	\$7,200.00
8312-010 - Pool-Restroom Cleaning	\$325.00	\$320.00	(\$5.00)	\$3,661.00	\$3,520.00	(\$141.00)	\$3,840.00
8710-003 - Utilities-Electric-Street Lights	\$1,495.78	\$1,250.00	(\$245.78)	\$16,412.14	\$13,750.00	(\$2,662.14)	\$15,000.00
8710-004 - Utilities-Electric-Pool	\$220.19	\$250.00	\$29.81	\$2,537.74	\$2,750.00	\$212.26	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$83.33	\$83.33	\$545.60	\$916.63	\$371.03	\$1,000.00

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	11/1/2022 - 11/30/2022			1/1/2022 - 11/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8710-011 - Utilities-Refuse Removal	\$2,758.27	\$2,350.67	(\$407.60)	\$28,102.28	\$25,857.37	(\$2,244.91)	\$28,208.00
8710-012 - Utilities-Cable TV	\$4,507.42	\$4,507.50	\$0.08	\$49,580.52	\$49,582.50	\$1.98	\$54,090.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$672.03	\$600.00	(\$72.03)	\$6,698.37	\$6,600.00	(\$98.37)	\$7,200.00
Total Services & Utilities	\$34,434.35	\$35,421.91	\$987.56	\$383,302.53	\$389,641.01	\$6,338.48	\$425,062.84
Total Expense	\$37,677.15	\$39,013.64	\$1,336.49	\$420,132.75	\$429,150.04	\$9,017.29	\$468,163.70
Operating Net Income	\$1,340.96	\$0.00	\$1,340.96	\$9,288.13	\$0.00	\$9,288.13	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9690-000 - Reserve Expense-Pooling	\$2,250.00	\$0.00	(\$2,250.00)	\$96,035.00	\$0.00	(\$96,035.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$2,250.00)	\$0.00	\$2,250.00	(\$96,035.00)	\$0.00	\$96,035.00	\$0.00
Total Reserve Expense	\$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	\$1,340.96	\$0.00	\$1,340.96	\$9,288.13	\$0.00	\$9,288.13	\$0.00