

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

FINANCIAL STATEMENT UNAUDITED

**NOVEMBER 2023**

Prepared by:

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

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Balance Sheet**  
**11/30/2023**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$92,917.61	
1110-000 - A/R-Maintenance Fees	\$445.00	
1410-000 - Prepaid Insurance-General	\$4,788.95	
1410-003 - Prepaid Insurance-Workers Comp	\$235.44	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$101,937.94

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$150,103.26	
1041-011 - Cash-J.P.MorganChase	\$206,526.01	
1041-015 - Centennial Bank MMA	\$105,233.59	
<u>Reserve Total</u>		<u>\$461,862.86</u>

*Assets Total*

\$563,800.80

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$3,202.05	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$17,555.33</u>	
<u>Operating Total</u>		\$20,757.38

Reserve

3027-000 - Reserve Fund-Walls	\$662.11	
3061-000 - Reserve Fund-Legal/Prof	\$481.40	
3065-000 - Reserve Fund-Wells	\$114.45	
3069-001 - Reserve Fund-Mailboxes	\$1,681.31	
3080-000 - Reserve Fund-Interest	\$13,245.93	
3090-000 - Reserve Fund-Pooling	\$445,677.66	
<u>Reserve Total</u>		\$461,862.86

Retained Earnings

\$72,507.48

Net Income

\$8,673.08

*Liabilities & Equity Total*

\$563,800.80

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**11/1/2023 - 11/30/2023**

	11/1/2023 - 11/30/2023			1/1/2023 - 11/30/2023			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	\$440,440.00	\$439,922.67	\$517.33	\$479,915.61
6070-000 - Interest Income-Operating	\$4.95	\$0.00	\$4.95	\$49.85	\$0.00	\$49.85	\$0.00
6071-000 - Interest Income-Reserve	\$1,892.87	\$0.00	\$1,892.87	\$13,245.93	\$0.00	\$13,245.93	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$171.32	\$0.00	\$171.32	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$70.00	\$0.00	\$70.00	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$14,250.00	\$14,250.00	\$0.00	\$156,750.00	\$156,750.00	\$0.00	\$171,000.00
6900-000 - Income Transfer to Resv Funds	(\$14,250.00)	(\$14,250.00)	\$0.00	(\$156,750.00)	(\$156,750.00)	\$0.00	(\$171,000.00)
6901-000 - Interest Transfer to Reserves	(\$1,892.87)	\$0.00	(\$1,892.87)	(\$13,245.93)	\$0.00	(\$13,245.93)	\$0.00
<b>Total Revenues</b>	<b>\$40,044.95</b>	<b>\$39,992.97</b>	<b>\$51.98</b>	<b>\$440,731.17</b>	<b>\$439,922.67</b>	<b>\$808.50</b>	<b>\$479,915.61</b>
<b>Total Income</b>	<b>\$40,044.95</b>	<b>\$39,992.97</b>	<b>\$51.98</b>	<b>\$440,731.17</b>	<b>\$439,922.67</b>	<b>\$808.50</b>	<b>\$479,915.61</b>
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$957.80	\$944.50	(\$13.30)	\$9,153.82	\$10,389.50	\$1,235.68	\$11,334.00
7110-001 - Insurance-Workers Comp	\$47.08	\$60.42	\$13.34	\$529.20	\$664.62	\$135.42	\$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	\$333.33	\$333.33	\$600.00	\$3,666.63	\$3,066.63	\$4,000.00
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	\$29.17	\$29.17	\$350.00	\$320.87	(\$29.13)	\$350.00
7410-000 - Management Fee	\$2,189.65	\$2,189.66	\$0.01	\$24,086.15	\$24,086.26	\$0.11	\$26,275.86
7510-000 - Admin Expenses-General	\$521.86	\$266.67	(\$255.19)	\$1,536.75	\$2,933.37	\$1,396.62	\$3,200.00
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	\$70.00	\$132.88	\$62.88	\$145.00
<b>Total Administrative</b>	<b>\$3,730.39</b>	<b>\$3,995.09</b>	<b>\$264.70</b>	<b>\$36,541.17</b>	<b>\$43,945.99</b>	<b>\$7,404.82</b>	<b>\$47,941.11</b>
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$9,445.24	\$9,473.25	\$28.01	\$103,897.64	\$104,205.75	\$308.11	\$113,679.00
8110-000 - Repair & Maintenance-General	\$392.33	\$333.33	(\$59.00)	\$5,060.50	\$3,666.63	(\$1,393.87)	\$4,000.00
8110-018 - R&M-Sidewalks	\$0.00	\$500.00	\$500.00	\$6,450.00	\$5,500.00	(\$950.00)	\$6,000.00
8210-000 - Grounds Maintenance-General	\$13,000.00	\$13,000.00	\$0.00	\$145,170.70	\$143,000.00	(\$2,170.70)	\$156,000.00
8210-004 - Grounds-Trees	\$0.00	\$312.50	\$312.50	\$4,234.00	\$3,437.50	(\$796.50)	\$3,750.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$1,533.33	\$1,533.33	\$7,483.12	\$16,866.63	\$9,383.51	\$18,400.00
8210-012 - Grounds-Lake Treatments	\$255.25	\$257.58	\$2.33	\$3,344.18	\$2,833.38	(\$510.80)	\$3,091.00
8312-000 - Pool-Service-General	\$505.00	\$605.00	\$100.00	\$5,555.00	\$6,655.00	\$1,100.00	\$7,260.00
8312-010 - Pool-Restroom Cleaning	\$225.00	\$325.00	\$100.00	\$3,375.00	\$3,575.00	\$200.00	\$3,900.00
8710-003 - Utilities-Electric-Street Lights	\$1,631.20	\$1,483.33	(\$147.87)	\$17,890.37	\$16,316.63	(\$1,573.74)	\$17,800.00
8710-004 - Utilities-Electric-Pool	\$279.68	\$250.00	(\$29.68)	\$3,513.54	\$2,750.00	(\$763.54)	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$83.33	\$83.33	\$570.55	\$916.63	\$346.08	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,684.00	\$2,458.33	(\$225.67)	\$29,444.49	\$27,041.63	(\$2,402.86)	\$29,500.00
8710-012 - Utilities-Cable TV	\$4,733.18	\$4,732.88	(\$0.30)	\$52,000.43	\$52,061.68	\$61.25	\$56,794.50

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**Budget Comparison Report**  
**11/1/2023 - 11/30/2023**

	11/1/2023 - 11/30/2023			1/1/2023 - 11/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8710-018 - Utilities-Electric-Entrances/Ponds	\$769.31	\$650.00	(\$119.31)	\$7,527.40	\$7,150.00	(\$377.40)	\$7,800.00
<b>Total Services &amp; Utilities</b>	<b>\$33,920.19</b>	<b>\$35,997.86</b>	<b>\$2,077.67</b>	<b>\$395,516.92</b>	<b>\$395,976.46</b>	<b>\$459.54</b>	<b>\$431,974.50</b>
<b>Total Expense</b>	<b>\$37,650.58</b>	<b>\$39,992.95</b>	<b>\$2,342.37</b>	<b>\$432,058.09</b>	<b>\$439,922.45</b>	<b>\$7,864.36</b>	<b>\$479,915.61</b>
<b>Operating Net Income</b>	<b>\$2,394.37</b>	<b>\$0.02</b>	<b>\$2,394.35</b>	<b>\$8,673.08</b>	<b>\$0.22</b>	<b>\$8,672.86</b>	<b>\$0.00</b>
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9661-000 - Reserve Expense-Legal/Prof	\$0.00	\$0.00	\$0.00	\$1,045.00	\$0.00	(\$1,045.00)	\$0.00
9690-000 - Reserve Expense-Pooling	\$32,494.00	\$0.00	(\$32,494.00)	\$146,669.91	\$0.00	(\$146,669.91)	\$0.00
9900-000 - Reserve Expense-Funding	(\$32,494.00)	\$0.00	\$32,494.00	(\$147,714.91)	\$0.00	\$147,714.91	\$0.00
<b>Total Reserve Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Reserve Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Reserve Net Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>\$2,394.37</b>	<b>\$0.02</b>	<b>\$2,394.35</b>	<b>\$8,673.08</b>	<b>\$0.22</b>	<b>\$8,672.86</b>	<b>\$0.00</b>