

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

FINANCIAL STATEMENT UNAUDITED

SEPTEMBER 2022

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.

Balance Sheet

9/30/2022

Assets

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$97,255.98
1110-000 - A/R-Maintenance Fees	\$1,752.11
1410-000 - Prepaid Insurance-General	\$4,286.15
1410-003 - Prepaid Insurance-Workers Comp	\$349.40
1500-001 - Utility Deposits-Electric	\$3,550.94

Operating Total

\$107,194.58

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$361,881.51
1041-015 - Centennial Bank MMA	\$102,686.08

Reserve Total

\$464,567.59

Assets Total

\$571,762.17

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$18,915.65
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$16,705.72

Operating Total

\$35,621.37

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	\$642.30
3090-000 - Reserve Fund-Pooling	\$459,957.80

Reserve Total

\$464,567.59

Retained Earnings

\$62,939.54

Net Income

\$8,633.67

Liabilities & Equity Total

\$571,762.17

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
9/1/2022 - 9/30/2022

	9/1/2022 - 9/30/2022			1/1/2022 - 9/30/2022			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)	\$351,119.97	\$351,122.76	(\$2.79)	\$468,163.70
6070-000 - Interest Income-Operating	\$4.22	\$0.00	\$4.22	\$40.29	\$0.00	\$40.29	\$0.00
6071-000 - Interest Income-Reserve	\$86.37	\$0.00	\$86.37	\$642.30	\$0.00	\$642.30	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$93.09	\$0.00	\$93.09	\$0.00
6083-099 - Other Income-Pre-Lien	\$35.00	\$0.00	\$35.00	\$105.00	\$0.00	\$105.00	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$14,666.67	\$14,666.67	\$0.00	\$132,000.03	\$132,000.03	\$0.00	\$176,000.00
6900-000 - Income Transfer to Resv Funds	(\$14,666.67)	(\$14,666.67)	\$0.00	(\$132,000.03)	(\$132,000.03)	\$0.00	(\$176,000.00)
6901-000 - Interest Transfer to Reserves	(\$86.37)	\$0.00	(\$86.37)	(\$642.30)	\$0.00	(\$642.30)	\$0.00
Total Revenues	\$39,052.55	\$39,013.64	\$38.91	\$351,358.35	\$351,122.76	\$235.59	\$468,163.70
Total Income	\$39,052.55	\$39,013.64	\$38.91	\$351,358.35	\$351,122.76	\$235.59	\$468,163.70
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$612.31	\$472.41	(\$139.90)	\$5,389.73	\$4,251.69	(\$1,138.04)	\$5,668.96
7110-001 - Insurance-Workers Comp	\$49.92	\$60.42	\$10.50	\$444.52	\$543.78	\$99.26	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$95.83	\$95.83	\$0.00	\$862.47	\$862.47	\$1,150.00
7210-000 - Legal/Prof/Resv Analysis	\$415.00	\$416.67	\$1.67	\$2,679.42	\$3,750.03	\$1,070.61	\$5,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$45.90	(\$15.35)	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$32.50	\$32.50	\$350.00	\$292.50	(\$57.50)	\$390.00
7410-000 - Management Fee	\$2,146.72	\$2,146.72	\$0.00	\$19,320.48	\$19,320.48	\$0.00	\$25,760.65
7510-000 - Admin Expenses-General	\$133.22	\$291.67	\$158.45	\$2,011.13	\$2,625.03	\$613.90	\$3,500.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$225.00	\$225.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$14.00	\$33.33	\$19.33	\$126.00	\$299.97	\$173.97	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$35.00	\$12.08	(\$22.92)	\$35.00	\$108.72	\$73.72	\$145.00
Total Administrative	\$3,406.17	\$3,591.73	\$185.56	\$30,417.53	\$32,325.57	\$1,908.04	\$43,100.86
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$8,998.72	\$9,022.17	\$23.45	\$80,988.48	\$81,199.53	\$211.05	\$108,266.00
8110-000 - Repair & Maintenance-General	\$70.00	\$726.82	\$656.82	\$1,465.01	\$6,541.38	\$5,076.37	\$8,721.84
8110-018 - R&M-Sidewalks	\$0.00	\$500.00	\$500.00	\$0.00	\$4,500.00	\$4,500.00	\$6,000.00
8210-000 - Grounds Maintenance-General	\$12,498.25	\$12,374.67	(\$123.58)	\$116,333.00	\$111,372.03	(\$4,960.97)	\$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	\$2,812.50	(\$362.96)	\$3,750.00
8210-009 - Grounds-Irrigation Repairs	\$1,306.25	\$2,266.67	\$960.42	\$15,375.07	\$20,400.03	\$5,024.96	\$27,200.00
8210-012 - Grounds-Lake Treatments	\$445.72	\$257.58	(\$188.14)	\$2,358.24	\$2,318.22	(\$40.02)	\$3,091.00
8312-000 - Pool-Service-General	\$553.17	\$600.00	\$46.83	\$4,940.76	\$5,400.00	\$459.24	\$7,200.00
8312-010 - Pool-Restroom Cleaning	\$325.00	\$320.00	(\$5.00)	\$3,011.00	\$2,880.00	(\$131.00)	\$3,840.00
8710-003 - Utilities-Electric-Street Lights	\$1,495.78	\$1,250.00	(\$245.78)	\$13,420.58	\$11,250.00	(\$2,170.58)	\$15,000.00
8710-004 - Utilities-Electric-Pool	\$177.06	\$250.00	\$72.94	\$2,085.43	\$2,250.00	\$164.57	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$83.33	\$83.33	\$404.04	\$749.97	\$345.93	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,584.92	\$2,350.67	(\$234.25)	\$22,616.97	\$21,156.03	(\$1,460.94)	\$28,208.00

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Budget Comparison Report
9/1/2022 - 9/30/2022

	9/1/2022 - 9/30/2022			1/1/2022 - 9/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8710-012 - Utilities-Cable TV	\$4,507.43	\$4,507.50	\$0.07	\$40,565.67	\$40,567.50	\$1.83	\$54,090.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$487.20	\$600.00	\$112.80	\$5,367.44	\$5,400.00	\$32.56	\$7,200.00
Total Services & Utilities	\$33,449.50	\$35,421.91	\$1,972.41	\$312,307.15	\$318,797.19	\$6,490.04	\$425,062.84
Total Expense	\$36,855.67	\$39,013.64	\$2,157.97	\$342,724.68	\$351,122.76	\$8,398.08	\$468,163.70
Operating Net Income	\$2,196.88	\$0.00	\$2,196.88	\$8,633.67	\$0.00	\$8,633.67	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9690-000 - Reserve Expense-Pooling	\$8,675.00	\$0.00	(\$8,675.00)	\$43,260.00	\$0.00	(\$43,260.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$8,675.00)	\$0.00	\$8,675.00	(\$43,260.00)	\$0.00	\$43,260.00	\$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	\$2,196.88	\$0.00	\$2,196.88	\$8,633.67	\$0.00	\$8,633.67	\$0.00