

CROSS CREEK AT EAST LAKE WOODLANDS HOMEOWNERS ASSOCIATION
 APPROVED Annual Budget
 January 1 2019 to December 31, 2019

Account Number	Description	2018 July	Estimated Remainder	Total Estimated	Budget 2018	Estimated Variance	Budget 2019
6010-000	MAINT FEE - OPERATING	\$266,875.00	\$190,625.00	\$457,500.00	\$458,598.00	(\$1,098.00)	\$453,395.81
6070-000	INTEREST INCOME - OPERATING	\$130.69	\$ 93.35	\$224.04	\$0.00	\$224.04	
6071-000	INTEREST INCOME - RESERVES	\$408.25	\$ 290.18	\$698.43	\$0.00	\$698.43	
6076-000	INTEREST INCOME - OWNER	\$70.77	\$ 50.55	\$121.32	\$0.00	\$121.32	
6083-000	OTHER INCOME	\$109.16	\$ 77.97	\$187.13	\$0.00	\$187.13	
6083-099	OTHER INCOME - PRE-LIEN	\$35.00	\$ 25.00	\$60.00	\$0.00	\$60.00	
6090-000	MAINT FEE- RESV POOLING	\$70,455.00	\$ 60,325.00	\$120,780.00	\$120,780.00	\$0.00	\$124,879.20
6900-000	INCOME TRANSFER TO RESERVE	(\$70,455.00)	(\$ 60,325.00)	(\$120,780.00)	(\$120,780.00)	\$0.00	(\$124,879.20)
6901-000	INTEREST TRANSFER TO RESERVES	(\$406.25)	\$ (290.18)	(\$696.43)	\$0.00	(\$696.43)	
	TOTAL REVENUES	\$267,220.62	\$190,871.87	\$458,092.49	\$458,598.00	(\$505.51)	\$453,395.81
ADMINISTRATIVE							
7110-000	INSURANCE - GENERAL	\$2,030.88	\$ 1,450.70	\$3,481.58	\$3,500.00	\$18.32	\$3,500.00
7110-001	INSURANCE - WORKERS COMP	\$438.38	\$ 311.70	\$748.08	\$725.00	(\$23.08)	\$725.00
7110-003	INSURANCE - D&O	\$651.00	\$ 465.00	\$1,116.00	\$1,150.00	\$34.00	\$1,150.00
7115-000	LOAN INTEREST	\$3,085.81	\$ 2,147.01	\$5,152.82	\$0.00	(\$5,152.82)	\$3,173.52
7115-001	BANK LOAN	\$0.00	\$ -	\$0.00	\$63,173.52	\$63,173.52	\$60,000.00
7210-000	LEGAL & PROFESSIONAL	\$3,087.49	\$ 2,205.35	\$5,292.84	\$1,000.00	(\$4,292.84)	\$2,000.00
7310-002	TAXES - CORP ANNUAL	\$61.25	\$ -	\$61.25	\$62.00	\$0.00	\$62.00
7310-006	TAXES - POOL PERMIT	\$350.00	\$ -	\$350.00	\$390.00	\$40.00	\$390.00
7410-000	MANAGEMENT FEE	\$14,429.66	\$ 10,306.80	\$24,736.46	\$24,735.56	\$0.00	\$24,736.56
7510-000	ADMIN EXPENSES - GENERAL	\$1,935.32	\$ 1,382.37	\$3,317.69	\$3,500.00	\$182.31	\$3,500.00
7510-001	ADMIN EXPENSE- ANNUAL MEET	\$0.00	\$ -	\$0.00	\$300.00	\$300.00	\$300.00
7510-011	ADMIN EXPENSES - WEBSITE	\$65.94	\$ 47.10	\$113.04	\$400.00	\$286.96	\$400.00
7510-099	ADMIN EXPENSE- 45 DY PRE LIEN	\$35.00	\$ 25.00	\$60.00	\$140.00	\$80.00	\$145.00
	TOTAL ADMIN EXPENSES	\$26,088.83	\$18,341.13	\$44,429.96	\$99,077.08	\$54,646.37	\$100,082.08
SERVICES AND UTILITIES							
8011-000	ELW COMMUNITY ASSOC	\$45,842.72	\$ 32,744.80	\$78,587.52	\$78,542.08	(\$45.44)	\$86,396.29
8110-002	REPAIR & MAINT GENERAL	\$7,242.85	\$ 5,173.46	\$12,416.31	\$15,000.00	\$15,000.00	\$14,033.76
8210-001	GROUNDS - LDSCP MAINT & IRRIG	\$101,150.36	\$ 72,250.26	\$173,400.62	\$163,428.84	(\$9,971.78)	\$145,442.00
8210-012	GROUNDS - LAKE TREATMENTS	\$1,224.00	\$ 874.28	\$2,098.28	\$1,850.00	(\$248.28)	\$1,850.00
8210-031	GROUNDS- HOLIDAY DECOR	\$0.00	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
8312-000	POOL - SERVICE - GENERAL	\$3,841.00	\$ 2,743.57	\$6,584.57	\$4,500.00	(\$2,084.57)	\$7,000.00
8312-010	POOL - RESTROOM CLEANING	\$2,247.00	\$ 1,605.00	\$3,852.00	\$3,600.00	(\$252.00)	\$3,840.00
8710-003	UTILITIES - ELECTRIC - STREET LIGHTS	\$8,635.76	\$ 6,168.40	\$14,804.16	\$11,960.00	(\$2,844.16)	\$12,438.48
8710-004	UTILITIES - ELECTRIC POOL	\$3,232.31	\$ 2,308.79	\$5,541.10	\$5,200.00	(\$341.10)	\$5,408.00
8710-007	UTILITIES - SEWER & WATER	\$493.88	\$ 352.77	\$846.65	\$1,500.00	\$653.35	\$1,500.00
8710-011	UTILITIES - REFUSE REMOVAL	\$14,630.00	\$ 10,450.00	\$25,080.00	\$25,100.00	\$20.00	\$25,100.00
8710-012	UTILITIES - CABLE TV	\$26,089.23	\$ 18,635.16	\$44,724.39	\$42,600.00	(\$2,124.39)	\$43,878.00
8710-018	UTILITIES - ELECTRIC-ENTRANCE/POND	\$2,989.24	\$ 2,135.17	\$5,124.41	\$5,240.00	\$115.59	\$6,427.20
	TOTAL SERVICES & UTILITIES	\$217,618.35	\$155,441.68	\$373,060.03	\$359,520.92	\$13,539.11	\$353,313.73
	TOTAL EXPENSES	\$243,707.18	\$173,782.81	\$417,489.99	\$458,598.00	\$58,647.99	\$453,395.81
	NET EXCESS/(DEFICIT)	\$23,513.44	\$17,089.06	\$40,602.50	\$0.00	\$0.00	\$0.00

Homes 122 Monthly per unit
 Management & Associates recommends a reserve study be completed Expenses \$453,395.81 Reserves \$309.70
 Total \$395.00

SIGNATURE:

RB
Approved