



THE CROSSINGS HOMEOWNERS  
ASSOCIATION, INC.  
**Monthly Financial Statement**

For the Period Ending  
April 30, 2020

Prepared by:

**Triton Property Management**  
175 Toney Penna Drive, Suite 207  
Jupiter, FL 33458

**The Crossings HOA**  
**FUND BALANCE SHEET**  
As of: 04/30/2020  
**Assets**

Run Date: 05/06/2020  
Run Time: 10:53 AM

Account	Operating	Reserve	Total
<b>Assets</b>			
10005 Petty Cash	\$500.00	\$0.00	\$500.00
10020 CenterState Operating	\$31,303.88	\$0.00	\$31,303.88
10030 CenterState Reserves	\$0.00	\$112,082.74	\$112,082.74
10200 Due (to)/From Reserves	\$1,969.06	\$0.00	\$1,969.06
10300 Accounts Receivable	\$8,181.49	\$0.00	\$8,181.49
10390 Allowance/Bad Debts	(\$7,500.00)	\$0.00	(\$7,500.00)
10500 Prepaid Insurance	\$46,810.16	\$0.00	\$46,810.16
10505 Prepaid Expenses	\$15,146.64	\$0.00	\$15,146.64
12045 Due (To) From Operating	\$0.00	(\$1,969.06)	(\$1,969.06)
<b>Assets Total</b>	<b>\$96,411.23</b>	<b>\$110,113.68</b>	<b>\$206,524.91</b>
<b>Total Assets:</b>	<b>\$96,411.23</b>	<b>\$110,113.68</b>	<b>\$206,524.91</b>

**Liability**

Account	Operating	Reserve	Total
<b>Liabilities</b>			
20005 Collection Fees Due	\$2,026.00	\$0.00	\$2,026.00
20010 Accrued Expenses	\$6,186.30	\$0.00	\$6,186.30
20020 Accounts Payable	(\$298.91)	\$0.00	(\$298.91)
20030 Insurance Payable	\$30,978.07	\$0.00	\$30,978.07
20100 Prepaid Assessments	\$15,936.30	\$0.00	\$15,936.30
<b>Liabilities Total</b>	<b>\$54,827.76</b>	<b>\$0.00</b>	<b>\$54,827.76</b>
<b>Total Liabilities:</b>	<b>\$54,827.76</b>	<b>\$0.00</b>	<b>\$54,827.76</b>

**Equity**

Account	Operating	Reserve	Total
<b>Reserves</b>			
30080 Reserve-Interest	\$0.00	\$4,129.75	\$4,129.75
30108 Reserves Clubhouse	\$0.00	\$4,405.64	\$4,405.64
30172 Reserves Walls/Fences	\$0.00	\$9,460.86	\$9,460.86
30211 Reserves Wetlands	\$0.00	\$24,840.09	\$24,840.09
30280 Reserves Lake	\$0.00	\$4,445.07	\$4,445.07
30430 Reserves Pool/Deck Maint	\$0.00	\$25,255.43	\$25,255.43
30460 Reserves Pumps-Motors-Heater	\$0.00	\$10,231.66	\$10,231.66
30570 Reserves Roads/Parks/Walkways	\$0.00	\$16,392.95	\$16,392.95
30700 Reserves Tennis Court	\$0.00	\$10,952.23	\$10,952.23
<b>Reserves Total</b>	<b>\$0.00</b>	<b>\$110,113.68</b>	<b>\$110,113.68</b>
<b>Members Equity</b>			
38880 Fund Balance	\$48,006.00	\$0.00	\$48,006.00
38890 Retained Earnings	(\$11,814.89)	\$0.00	(\$11,814.89)
<b>Members Equity Total</b>	<b>\$36,191.11</b>	<b>\$0.00</b>	<b>\$36,191.11</b>

<b>Account</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Total Equity:</b>	<b>\$36,191.11</b>	<b>\$110,113.68</b>	<b>\$146,304.79</b>
<b>Total Net Income (Loss)</b>	<b>\$5,392.36</b>	<b>\$0.00</b>	<b>\$5,392.36</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$96,411.23</b>	<b>\$110,113.68</b>	<b>\$206,524.91</b>

# The Crossings HOA

## INCOME STATEMENT

Start: 04/01/2020 | End: 04/30/2020

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
40000 Owner Assessments	27,552.00	27,552.00	0.00	110,208.00	110,208.00	0.00	330,624.00
40011 Late Fee Income	25.00	0.00	25.00	454.00	0.00	454.00	0.00
40014 Legal Fee Income	0.00	0.00	0.00	150.00	0.00	150.00	0.00
40030 Screening Fees	400.00	0.00	400.00	1,206.00	0.00	1,206.00	0.00
40078 Late Fee Interest	85.89	0.00	85.89	508.13	0.00	508.13	0.00
40081 Reserve Interest	40.90	144.00	(103.10)	169.72	576.00	(406.28)	1,728.00
40090 Other Income	100.00	0.00	100.00	100.00	0.00	100.00	0.00
<b>Income Total</b>	<b>28,203.79</b>	<b>27,696.00</b>	<b>507.79</b>	<b>112,795.85</b>	<b>110,784.00</b>	<b>2,011.85</b>	<b>332,352.00</b>
<b>Total Income</b>	<b>28,203.79</b>	<b>27,696.00</b>	<b>507.79</b>	<b>112,795.85</b>	<b>110,784.00</b>	<b>2,011.85</b>	<b>332,352.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expenses</b>							
50008 Accounting Fees-CPA	0.00	185.00	185.00	0.00	740.00	740.00	2,220.00
50045 Legal Fees-	230.50	190.00	(40.50)	2,121.55	760.00	(1,361.55)	2,280.00
50050 License, Taxes, Permit-	0.00	35.00	35.00	0.00	140.00	140.00	420.00
50075 Office Supplies	493.26	175.00	(318.26)	949.13	700.00	(249.13)	2,100.00
52030 Multiperil Insurance	7,801.93	8,000.00	198.07	31,207.12	32,000.00	792.88	96,000.00
54050 Electricity-	71.09	1,148.00	1,076.91	3,482.14	4,592.00	1,109.86	13,776.00
54070 Water & Sewer-	160.82	226.00	65.18	600.80	904.00	303.20	2,712.00
54095 Trash Removal	3,093.37	2,167.00	(926.37)	10,140.84	8,668.00	(1,472.84)	26,004.00
54100 Telephone-	139.84	0.00	(139.84)	699.76	0.00	(699.76)	0.00
60013 Cable Television	4,910.38	5,000.00	89.62	19,641.52	20,000.00	358.48	60,000.00
60057 Fountain Contract	0.00	60.00	60.00	0.00	240.00	240.00	720.00
60085 Lake Maintenance	322.00	130.00	(192.00)	955.18	520.00	(435.18)	1,560.00
60090 Landscape Contract	2,100.00	2,200.00	100.00	8,400.00	8,800.00	400.00	26,400.00
61000 Management Services	2,250.00	2,170.00	(80.00)	8,700.00	8,680.00	(20.00)	26,040.00
61010 Pest Control	913.37	650.00	(263.37)	2,957.87	2,600.00	(357.87)	7,800.00
61020 Pool/Spa Contract	375.00	380.00	5.00	1,495.00	1,520.00	25.00	4,560.00
70014 R&M - Backflow Prevention-	0.00	10.00	10.00	0.00	40.00	40.00	120.00
70033 Contract Labor	992.00	915.00	(77.00)	4,640.00	3,660.00	(980.00)	10,980.00
70060 R&M-General	756.77	772.00	15.23	3,020.23	3,088.00	67.77	9,264.00
70095 R&M-Pool/Spa/Fountain	0.00	60.00	60.00	288.52	240.00	(48.52)	720.00
70135 Landscaping Extras	0.00	100.00	100.00	695.61	400.00	(295.61)	1,200.00
70138 Tree Trim/Replace	0.00	750.00	750.00	0.00	3,000.00	3,000.00	9,000.00
70196 R&M-Street Lights	0.00	175.00	175.00	0.00	700.00	700.00	2,100.00
70222 R&M Irrigation	363.50	650.00	286.50	1,046.50	2,600.00	1,553.50	7,800.00
80000 Reserve Transfers-	1,548.00	1,548.00	0.00	6,192.00	6,192.00	0.00	18,576.00
80001 Reserve Interest	40.90	0.00	(40.90)	169.72	0.00	(169.72)	0.00
<b>Expenses Total</b>	<b>26,562.73</b>	<b>27,696.00</b>	<b>1,133.27</b>	<b>107,403.49</b>	<b>110,784.00</b>	<b>3,380.51</b>	<b>332,352.00</b>
<b>Total Expense</b>	<b>26,562.73</b>	<b>27,696.00</b>	<b>1,133.27</b>	<b>107,403.49</b>	<b>110,784.00</b>	<b>3,380.51</b>	<b>332,352.00</b>

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<b>Net Income</b>	<b>1,641.06</b>	<b>0.00</b>	<b>1,641.06</b>	<b>5,392.36</b>	<b>0.00</b>	<b>5,392.36</b>	<b>0.00</b>
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