



MANAGEMENT AND ASSOCIATES

Community Association Management

**CROSS CREEK AT EAST LAKE WOODLANDS
HOMEOWNERS ASSOCIATION**

FINANCIAL STATEMENT UNAUDITED

AUGUST 2025

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.

Balance Sheet

8/31/2025

Assets

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$41,255.68	
1110-000 - A/R-Maintenance Fees	\$5,060.17	
1190-000 - Allowance for Bad Debts/Prov for Uncollect	\$5.00	
1410-000 - Prepaid Insurance-General	\$10,266.57	
1420-000 - Prepaid Expense	\$33,220.00	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$93,358.36

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$484,664.58	
1041-015 - Centennial Bank MMA	\$109,090.53	
<u>Reserve Total</u>		<u>\$593,755.11</u>

Assets Total \$687,113.47

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$11,613.34	
2011-000 - Accounts Payable-Accrued	\$3,070.04	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$16,517.57</u>	
<u>Operating Total</u>		\$31,200.95

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	\$47,638.80	
3090-000 - Reserve Fund-Pooling	\$543,177.04	
<u>Reserve Total</u>		\$593,755.11

Retained Earnings \$60,739.02

Net Income \$1,418.39

Liabilities & Equity Total \$687,113.47

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025			1/1/2025 - 8/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$45,750.00	\$45,750.12	(\$0.12)	\$366,000.00	\$366,000.96	(\$0.96)	\$549,001.42
6070-000 - Interest Income-Operating	\$2.41	\$0.00	\$2.41	\$27.68	\$0.00	\$27.68	\$0.00
6071-000 - Interest Income-Reserve	\$4,318.17	\$0.00	\$4,318.17	\$12,353.43	\$0.00	\$12,353.43	\$0.00
6076-000 - Interest Income-Owner	\$36.17	\$0.00	\$36.17	\$36.17	\$0.00	\$36.17	\$0.00
6083-000 - Other Income-General	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$9,760.00	\$9,760.00	\$0.00	\$78,080.00	\$78,080.00	\$0.00	\$117,120.00
6900-000 - Income Transfer to Resv Funds	(\$9,760.00)	(\$9,760.00)	\$0.00	(\$78,080.00)	(\$78,080.00)	\$0.00	(\$117,120.00)
6901-000 - Interest Transfer to Reserves	(\$4,318.17)	\$0.00	(\$4,318.17)	(\$12,353.43)	\$0.00	(\$12,353.43)	\$0.00
<u>Total Revenues</u>	\$45,788.58	\$45,750.12	\$38.46	\$366,073.85	\$366,000.96	\$72.89	\$549,001.42
Total Income	\$45,788.58	\$45,750.12	\$38.46	\$366,073.85	\$366,000.96	\$72.89	\$549,001.42
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,220.45	\$1,212.67	(\$7.78)	\$9,285.73	\$9,701.36	\$415.63	\$14,552.00
7110-001 - Insurance-Workers Comp	\$0.00	\$60.42	\$60.42	\$169.72	\$483.36	\$313.64	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$115.83	\$115.83	\$0.00	\$926.64	\$926.64	\$1,390.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$333.33	\$333.33	\$0.00	\$2,666.64	\$2,666.64	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$40.80	(\$20.45)	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$350.00	\$233.36	(\$116.64)	\$350.00
7410-000 - Management Fee	\$2,357.08	\$2,357.08	\$0.00	\$18,856.64	\$18,856.64	\$0.00	\$28,285.00
7510-000 - Admin Expenses-General	\$214.58	\$333.33	\$118.75	\$2,315.02	\$2,666.64	\$351.62	\$4,000.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$200.00	\$200.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$0.00	\$33.33	\$33.33	\$194.96	\$266.64	\$71.68	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$12.08	\$12.08	\$0.00	\$96.64	\$96.64	\$145.00
<u>Total Administrative</u>	\$3,792.11	\$4,517.34	\$725.23	\$31,233.32	\$36,138.72	\$4,905.40	\$54,208.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$10,389.52	\$10,692.93	\$303.41	\$83,116.16	\$85,543.44	\$2,427.28	\$128,315.17
8110-000 - Repair & Maintenance-General	\$3,335.08	\$440.42	(\$2,894.66)	\$10,657.91	\$3,523.36	(\$7,134.55)	\$5,285.00
8110-018 - R&M-Sidewalks	\$0.00	\$1,250.00	\$1,250.00	\$12,732.00	\$10,000.00	(\$2,732.00)	\$15,000.00
8210-000 - Grounds Maintenance-General	\$13,566.00	\$13,333.33	(\$232.67)	\$98,485.00	\$106,666.64	\$8,181.64	\$160,000.00
8210-004 - Grounds-Trees	\$2,335.00	\$750.00	(\$1,585.00)	\$8,160.00	\$6,000.00	(\$2,160.00)	\$9,000.00
8210-009 - Grounds-Irrigation Repairs	\$557.75	\$916.67	\$358.92	\$6,381.00	\$7,333.36	\$952.36	\$11,000.00
8210-012 - Grounds-Lake Treatments	\$255.25	\$256.25	\$1.00	\$2,042.00	\$2,050.00	\$8.00	\$3,075.00
8312-000 - Pool-Service-General	\$575.00	\$616.67	\$41.67	\$5,440.74	\$4,933.36	(\$507.38)	\$7,400.00
8312-010 - Pool-Restroom Cleaning	\$230.00	\$333.33	\$103.33	\$1,840.00	\$2,666.64	\$826.64	\$4,000.00
8710-003 - Utilities-Electric-Street Lights	\$1,630.35	\$1,575.00	(\$55.35)	\$12,967.03	\$12,600.00	(\$367.03)	\$18,900.00
8710-004 - Utilities-Electric-Pool	\$299.16	\$250.00	(\$49.16)	\$2,430.46	\$2,000.00	(\$430.46)	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$291.57	\$83.33	(\$208.24)	\$988.20	\$666.64	(\$321.56)	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,845.04	\$2,684.83	(\$160.21)	\$22,760.32	\$21,478.64	(\$1,281.68)	\$32,218.00
8710-012 - Utilities-Cable TV	\$7,511.76	\$7,400.00	(\$111.76)	\$60,094.08	\$59,200.00	(\$894.08)	\$88,800.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$512.18	\$650.00	\$137.82	\$5,327.24	\$5,200.00	(\$127.24)	\$7,800.00
<u>Total Services & Utilities</u>	\$44,333.66	\$41,232.76	(\$3,100.90)	\$333,422.14	\$329,862.08	(\$3,560.06)	\$494,793.17
Total Expense	\$48,125.77	\$45,750.10	(\$2,375.67)	\$364,655.46	\$366,000.80	\$1,345.34	\$549,001.42

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	8/1/2025 - 8/31/2025			1/1/2025 - 8/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	(\$2,337.19)	\$0.02	(\$2,337.21)	\$1,418.39	\$0.16	\$1,418.23	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9690-000 - Reserve Expense-Pooling	\$6,654.00	\$0.00	(\$6,654.00)	\$43,213.10	\$0.00	(\$43,213.10)	\$0.00
9900-000 - Reserve Expense-Funding	(\$6,654.00)	\$0.00	\$6,654.00	(\$43,213.10)	\$0.00	\$43,213.10	\$0.00
<u>Total Reserve Expense</u>	\$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	(\$2,337.19)	\$0.02	(\$2,337.21)	\$1,418.39	\$0.16	\$1,418.23	\$0.00