



**MANAGEMENT AND ASSOCIATES**

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Community Association Management

**CROSS CREEK AT EAST LAKE WOODLANDS  
HOMEOWNERS ASSOCIATION, INC.**

FINANCIAL STATEMENT UNAUDITED

**DECEMBER 2023**

Prepared by:

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

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Balance Sheet**  
**12/31/2023**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$103,109.69	
1110-000 - A/R-Maintenance Fees	\$1,388.32	
1410-000 - Prepaid Insurance-General	\$3,831.15	
1410-003 - Prepaid Insurance-Workers Comp	\$188.36	
1420-000 - Prepaid Expense	\$13,000.00	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$125,068.46

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$159,729.59	
1041-011 - Cash-J.P.MorganChase	\$206,526.01	
1041-015 - Centennial Bank MMA	\$105,457.01	
<u>Reserve Total</u>		<u>\$471,712.61</u>

**Assets Total**

**\$596,781.07**

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$15,103.81	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$25,933.69</u>	
<u>Operating Total</u>		\$41,037.50

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	\$13,845.68	
3090-000 - Reserve Fund-Pooling	\$454,927.66	
<u>Reserve Total</u>		\$471,712.61

Retained Earnings

\$72,507.48

Net Income

\$11,523.48

**Liabilities & Equity Total**

**\$596,781.07**

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**12/1/2023 - 12/31/2023**

	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$40,040.00	\$39,992.94	\$47.06	\$480,480.00	\$479,915.61	\$564.39	\$479,915.61
6070-000 - Interest Income-Operating	\$4.75	\$0.00	\$4.75	\$54.60	\$0.00	\$54.60	\$0.00
6071-000 - Interest Income-Reserve	\$599.75	\$0.00	\$599.75	\$13,845.68	\$0.00	\$13,845.68	\$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	\$171,000.00	\$171,000.00	\$0.00	\$171,000.00
6900-000 - Income Transfer to Resv Funds	(\$14,250.00)	(\$14,250.00)	\$0.00	(\$171,000.00)	(\$171,000.00)	\$0.00	(\$171,000.00)
6901-000 - Interest Transfer to Reserves	(\$599.75)	\$0.00	(\$599.75)	(\$13,845.68)	\$0.00	(\$13,845.68)	\$0.00
<b>Total Revenues</b>	<b>\$40,044.75</b>	<b>\$39,992.94</b>	<b>\$51.81</b>	<b>\$480,775.92</b>	<b>\$479,915.61</b>	<b>\$860.31</b>	<b>\$479,915.61</b>
<b>Total Income</b>	<b>\$40,044.75</b>	<b>\$39,992.94</b>	<b>\$51.81</b>	<b>\$480,775.92</b>	<b>\$479,915.61</b>	<b>\$860.31</b>	<b>\$479,915.61</b>
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$957.80	\$944.50	(\$13.30)	\$10,111.62	\$11,334.00	\$1,222.38	\$11,334.00
7110-001 - Insurance-Workers Comp	\$47.08	\$60.38	\$13.30	\$576.28	\$725.00	\$148.72	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$95.87	\$95.87	\$0.00	\$1,150.00	\$1,150.00	\$1,150.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$333.37	\$333.37	\$600.00	\$4,000.00	\$3,400.00	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.15	\$5.15	\$61.25	\$61.25	\$0.00	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$29.13	\$29.13	\$350.00	\$350.00	\$0.00	\$350.00
7410-000 - Management Fee	\$2,189.65	\$2,189.60	(\$0.05)	\$26,275.80	\$26,275.86	\$0.06	\$26,275.86
7510-000 - Admin Expenses-General	\$570.69	\$266.63	(\$304.06)	\$2,107.44	\$3,200.00	\$1,092.56	\$3,200.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$300.00	\$300.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$82.59	\$33.37	(\$49.22)	\$236.59	\$400.00	\$163.41	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$12.12	\$12.12	\$70.00	\$145.00	\$75.00	\$145.00
<b>Total Administrative</b>	<b>\$3,847.81</b>	<b>\$3,995.12</b>	<b>\$147.31</b>	<b>\$40,388.98</b>	<b>\$47,941.11</b>	<b>\$7,552.13</b>	<b>\$47,941.11</b>
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$9,445.24	\$9,473.25	\$28.01	\$113,342.88	\$113,679.00	\$336.12	\$113,679.00
8110-000 - Repair & Maintenance-General	\$0.00	\$333.37	\$333.37	\$5,060.50	\$4,000.00	(\$1,060.50)	\$4,000.00
8110-018 - R&M-Sidewalks	\$0.00	\$500.00	\$500.00	\$6,450.00	\$6,000.00	(\$450.00)	\$6,000.00
8210-000 - Grounds Maintenance-General	\$13,000.00	\$13,000.00	\$0.00	\$158,170.70	\$156,000.00	(\$2,170.70)	\$156,000.00
8210-004 - Grounds-Trees	\$0.00	\$312.50	\$312.50	\$4,234.00	\$3,750.00	(\$484.00)	\$3,750.00
8210-009 - Grounds-Irrigation Repairs	\$1,465.75	\$1,533.37	\$67.62	\$8,948.87	\$18,400.00	\$9,451.13	\$18,400.00
8210-012 - Grounds-Lake Treatments	\$255.25	\$257.62	\$2.37	\$3,599.43	\$3,091.00	(\$508.43)	\$3,091.00
8312-000 - Pool-Service-General	\$505.00	\$605.00	\$100.00	\$6,060.00	\$7,260.00	\$1,200.00	\$7,260.00
8312-010 - Pool-Restroom Cleaning	\$225.00	\$325.00	\$100.00	\$3,600.00	\$3,900.00	\$300.00	\$3,900.00
8710-003 - Utilities-Electric-Street Lights	\$0.00	\$1,483.37	\$1,483.37	\$17,890.37	\$17,800.00	(\$90.37)	\$17,800.00
8710-004 - Utilities-Electric-Pool	\$0.00	\$250.00	\$250.00	\$3,513.54	\$3,000.00	(\$513.54)	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$315.47	\$83.37	(\$232.10)	\$886.02	\$1,000.00	\$113.98	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,689.00	\$2,458.37	(\$230.63)	\$32,133.49	\$29,500.00	(\$2,633.49)	\$29,500.00
8710-012 - Utilities-Cable TV	\$4,733.18	\$4,732.82	(\$0.36)	\$56,733.61	\$56,794.50	\$60.89	\$56,794.50

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**12/1/2023 - 12/31/2023**

	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8710-018 - Utilities-Electric-Entrances/Ponds	\$712.65	\$650.00	(\$62.65)	\$8,240.05	\$7,800.00	(\$440.05)	\$7,800.00
<b><u>Total Services &amp; Utilities</u></b>	<b>\$33,346.54</b>	<b>\$35,998.04</b>	<b>\$2,651.50</b>	<b>\$428,863.46</b>	<b>\$431,974.50</b>	<b>\$3,111.04</b>	<b>\$431,974.50</b>
<b>Total Expense</b>	<b>\$37,194.35</b>	<b>\$39,993.16</b>	<b>\$2,798.81</b>	<b>\$469,252.44</b>	<b>\$479,915.61</b>	<b>\$10,663.17</b>	<b>\$479,915.61</b>
Operating Net Income	\$2,850.40	(\$0.22)	\$2,850.62	\$11,523.48	\$0.00	\$11,523.48	\$0.00
<b>Reserve Expense</b>							
<b><u>Reserve Expense</u></b>							
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	\$5,000.00	\$0.00	(\$5,000.00)	\$151,669.91	\$0.00	(\$151,669.91)	\$0.00
9900-000 - Reserve Expense-Funding	(\$5,000.00)	\$0.00	\$5,000.00	(\$152,714.91)	\$0.00	\$152,714.91	\$0.00
<b><u>Total Reserve Expense</u></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>
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	\$2,850.40	(\$0.22)	\$2,850.62	\$11,523.48	\$0.00	\$11,523.48	\$0.00