



**MANAGEMENT AND ASSOCIATES**

---

Community Association Management

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

FINANCIAL STATEMENT UNAUDITED

**APRIL 2025**

Prepared by:

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

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**

**Balance Sheet**

**4/30/2025**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$74,731.71	
1110-000 - A/R-Maintenance Fees	\$465.00	
1420-000 - Prepaid Expense	\$47,409.50	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$126,157.15

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$265,094.69	
1041-011 - Cash-J.P.MorganChase	\$220,068.09	
1041-015 - Centennial Bank MMA	\$108,364.30	
<u>Reserve Total</u>		<u>\$593,527.08</u>

*Assets Total*

\$719,684.23

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$37,933.96	
2011-000 - Accounts Payable-Accrued	\$225.00	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$22,072.93</u>	
<u>Operating Total</u>		\$60,231.89

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	\$39,611.67	
3090-000 - Reserve Fund-Pooling	\$550,976.14	
<u>Reserve Total</u>		\$593,527.08

Retained Earnings

\$60,739.02

Net Income

\$5,186.24

*Liabilities & Equity Total*

\$719,684.23

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**4/1/2025 - 4/30/2025**

	4/1/2025 - 4/30/2025			1/1/2025 - 4/30/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$45,750.00	\$45,750.12	(\$0.12)	\$183,000.00	\$183,000.48	(\$0.48)	\$549,001.42
6070-000 - Interest Income-Operating	\$3.38	\$0.00	\$3.38	\$15.30	\$0.00	\$15.30	\$0.00
6071-000 - Interest Income-Reserve	\$2,161.49	\$0.00	\$2,161.49	\$4,326.30	\$0.00	\$4,326.30	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$9,760.00	\$9,760.00	\$0.00	\$39,040.00	\$39,040.00	\$0.00	\$117,120.00
6900-000 - Income Transfer to Resv Funds	(\$9,760.00)	(\$9,760.00)	\$0.00	(\$39,040.00)	(\$39,040.00)	\$0.00	(\$117,120.00)
6901-000 - Interest Transfer to Reserves	(\$2,161.49)	\$0.00	(\$2,161.49)	(\$4,326.30)	\$0.00	(\$4,326.30)	\$0.00
<u>Total Revenues</u>	\$45,753.38	\$45,750.12	\$3.26	\$183,015.30	\$183,000.48	\$14.82	\$549,001.42
<b>Total Income</b>	\$45,753.38	\$45,750.12	\$3.26	\$183,015.30	\$183,000.48	\$14.82	\$549,001.42
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,100.99	\$1,212.67	\$111.68	\$4,403.93	\$4,850.68	\$446.75	\$14,552.00
7110-001 - Insurance-Workers Comp	\$42.49	\$60.42	\$17.93	\$169.72	\$241.68	\$71.96	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$115.83	\$115.83	\$0.00	\$463.32	\$463.32	\$1,390.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$333.33	\$333.33	\$0.00	\$1,333.32	\$1,333.32	\$4,000.00
7310-002 - Taxes-Corp Annual	\$61.25	\$5.10	(\$56.15)	\$61.25	\$20.40	(\$40.85)	\$61.25
7310-006 - Taxes-Pool Permit	\$350.00	\$29.17	(\$320.83)	\$350.00	\$116.68	(\$233.32)	\$350.00
7410-000 - Management Fee	\$2,357.08	\$2,357.08	\$0.00	\$9,428.32	\$9,428.32	\$0.00	\$28,285.00
7510-000 - Admin Expenses-General	\$306.78	\$333.33	\$26.55	\$1,102.09	\$1,333.32	\$231.23	\$4,000.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$100.00	\$100.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$0.00	\$33.33	\$33.33	\$27.15	\$133.32	\$106.17	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$12.08	\$12.08	\$0.00	\$48.32	\$48.32	\$145.00
<u>Total Administrative</u>	\$4,218.59	\$4,517.34	\$298.75	\$15,542.46	\$18,069.36	\$2,526.90	\$54,208.25
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$10,389.52	\$10,692.93	\$303.41	\$41,558.08	\$42,771.72	\$1,213.64	\$128,315.17
8110-000 - Repair & Maintenance-General	\$0.00	\$440.42	\$440.42	\$967.44	\$1,761.68	\$794.24	\$5,285.00
8110-018 - R&M-Sidewalks	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$5,000.00	\$5,000.00	\$15,000.00
8210-000 - Grounds Maintenance-General	\$13,566.00	\$13,333.33	(\$232.67)	\$56,089.00	\$53,333.32	(\$2,755.68)	\$160,000.00
8210-004 - Grounds-Trees	\$0.00	\$750.00	\$750.00	\$2,825.00	\$3,000.00	\$175.00	\$9,000.00
8210-009 - Grounds-Irrigation Repairs	\$725.00	\$916.67	\$191.67	\$2,990.00	\$3,666.68	\$676.68	\$11,000.00
8210-012 - Grounds-Lake Treatments	\$255.25	\$256.25	\$1.00	\$1,021.00	\$1,025.00	\$4.00	\$3,075.00
8312-000 - Pool-Service-General	\$575.00	\$616.67	\$41.67	\$3,140.74	\$2,466.68	(\$674.06)	\$7,400.00
8312-010 - Pool-Restroom Cleaning	\$230.00	\$333.33	\$103.33	\$920.00	\$1,333.32	\$413.32	\$4,000.00
8710-003 - Utilities-Electric-Street Lights	\$1,628.83	\$1,575.00	(\$53.83)	\$6,447.46	\$6,300.00	(\$147.46)	\$18,900.00
8710-004 - Utilities-Electric-Pool	\$391.38	\$250.00	(\$141.38)	\$1,263.48	\$1,000.00	(\$263.48)	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$346.83	\$83.33	(\$263.50)	\$294.54	\$333.32	\$38.78	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,845.04	\$2,684.83	(\$160.21)	\$11,380.16	\$10,739.32	(\$640.84)	\$32,218.00
8710-012 - Utilities-Cable TV	\$7,511.76	\$7,400.00	(\$111.76)	\$30,047.04	\$29,600.00	(\$447.04)	\$88,800.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$892.97	\$650.00	(\$242.97)	\$3,342.66	\$2,600.00	(\$742.66)	\$7,800.00
<u>Total Services &amp; Utilities</u>	\$39,357.58	\$41,232.76	\$1,875.18	\$162,286.60	\$164,931.04	\$2,644.44	\$494,793.17
<b>Total Expense</b>	\$43,576.17	\$45,750.10	\$2,173.93	\$177,829.06	\$183,000.40	\$5,171.34	\$549,001.42
<b>Operating Net Income</b>	\$2,177.21	\$0.02	\$2,177.19	\$5,186.24	\$0.08	\$5,186.16	\$0.00

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**4/1/2025 - 4/30/2025**

	4/1/2025 - 4/30/2025			1/1/2025 - 4/30/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9690-000 - Reserve Expense-Pooling	\$3,620.00	\$0.00	(\$3,620.00)	\$10,563.50	\$0.00	(\$10,563.50)	\$0.00
9900-000 - Reserve Expense-Funding	(\$3,620.00)	\$0.00	\$3,620.00	(\$10,563.50)	\$0.00	\$10,563.50	\$0.00
<u>Total Reserve Expense</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Reserve Expense</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Reserve Net Income</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Net Income</b>	\$2,177.21	\$0.02	\$2,177.19	\$5,186.24	\$0.08	\$5,186.16	\$0.00