



**MANAGEMENT AND ASSOCIATES**

Community Association Management

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

FINANCIAL STATEMENT UNAUDITED

**APRIL 2026**

Prepared by:

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

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

**Balance Sheet**

**4/30/2026**

**Assets**

Operating

|   |                   |             |
|---|-------------------|-------------|
| 1010-005 - Cash-Checking-Servis1st Bank | \$59,940.91       |             |
| 1110-000 - A/R-Maintenance Fees         | \$2,811.63        |             |
| 1410-000 - Prepaid Insurance-General    | \$17,069.00       |             |
| 1420-000 - Prepaid Expense              | \$187.75          |             |
| 1500-001 - Utility Deposits-Electric    | <u>\$3,550.94</u> |             |
| <u>Operating Total</u>                  |                   | \$83,560.23 |

Reserve

|                                    |              |                     |
|------------------------------------|--------------|---------------------|
| 1041-005 - Cash-MMA-Servis1st Bank | \$452,496.22 |                     |
| 1041-015 - Centennial Bank MMA     | \$110,817.52 |                     |
| <u>Reserve Total</u>               |              | <u>\$563,313.74</u> |

*Assets Total*

\$646,873.97

**Liabilities and Equity**

Operating

|  |                    |             |
|--|--------------------|-------------|
| 2010-000 - Accounts Payable                    | \$1,743.97         |             |
| 2450-000 - Unearned Revenue-Prepaid Maint Fees | <u>\$23,748.79</u> |             |
| <u>Operating Total</u>                         |                    | \$25,492.76 |

Reserve

|                                    |              |                     |
|------------------------------------|--------------|---------------------|
| 3061-000 - Reserve Fund-Legal/Prof | \$481.40     |                     |
| 3069-001 - Reserve Fund-Mailboxes  | \$1,681.31   |                     |
| 3080-000 - Reserve Fund-Interest   | \$59,199.62  |                     |
| 3090-000 - Reserve Fund-Pooling    | \$501,951.41 |                     |
| <u>Reserve Total</u>               |              | <u>\$563,313.74</u> |

Retained Earnings

\$36,751.87

Net Income

\$21,315.60

*Liabilities & Equity Total*

\$646,873.97

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**4/1/2026 - 4/30/2026**

|   | 4/1/2026 - 4/30/2026 |               |             | 1/1/2026 - 4/30/2026 |               |              | Annual Budget  |
|---|----------------------|---------------|-------------|----------------------|---------------|--------------|----------------|
|   | Actual               | Budget        | Variance    | Actual               | Budget        | Variance     |                |
| <b>Income</b>                                 |                      |               |             |                      |               |              |                |
| <u>Revenues</u>                               |                      |               |             |                      |               |              |                |
| 6010-000 - Maint Fee-Operating                | \$47,092.00          | \$46,988.79   | \$103.21    | \$188,368.00         | \$187,955.16  | \$412.84     | \$563,865.45   |
| 6070-000 - Interest Income-Operating          | \$3.76               | \$0.00        | \$3.76      | \$13.72              | \$0.00        | \$13.72      | \$0.00         |
| 6071-000 - Interest Income-Reserve            | \$1,412.24           | \$833.33      | \$578.91    | \$5,322.76           | \$3,333.32    | \$1,989.44   | \$10,000.00    |
| 6076-000 - Interest Income-Owner              | \$11.63              | \$0.00        | \$11.63     | \$59.55              | \$0.00        | \$59.55      | \$0.00         |
| 6090-000 - Maint Fee-Resv-Pooling             | \$10,248.00          | \$10,248.00   | \$0.00      | \$40,992.00          | \$40,992.00   | \$0.00       | \$122,976.00   |
| 6900-000 - Income Transfer to Resv Funds      | (\$10,248.00)        | (\$10,248.00) | \$0.00      | (\$40,992.00)        | (\$40,992.00) | \$0.00       | (\$122,976.00) |
| 6901-000 - Interest Transfer to Reserves      | (\$1,412.24)         | (\$833.33)    | (\$578.91)  | (\$5,322.76)         | (\$3,333.32)  | (\$1,989.44) | (\$10,000.00)  |
| <u>Total Revenues</u>                         | \$47,107.39          | \$46,988.79   | \$118.60    | \$188,441.27         | \$187,955.16  | \$486.11     | \$563,865.45   |
| <b>Total Income</b>                           | \$47,107.39          | \$46,988.79   | \$118.60    | \$188,441.27         | \$187,955.16  | \$486.11     | \$563,865.45   |
| <b>Expense</b>                                |                      |               |             |                      |               |              |                |
| <u>Administrative</u>                         |                      |               |             |                      |               |              |                |
| 7110-000 - Insurance-General                  | \$1,220.45           | \$1,324.08    | \$103.63    | \$4,881.80           | \$5,296.32    | \$414.52     | \$15,889.00    |
| 7110-001 - Insurance-Workers Comp             | \$0.00               | \$48.17       | \$48.17     | \$0.00               | \$192.68      | \$192.68     | \$578.00       |
| 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              | \$8.75        | (\$52.50)   | \$61.25              | \$35.00       | (\$26.25)    | \$105.00       |
| 7310-006 - Taxes-Pool Permit                  | \$0.00               | \$29.17       | \$29.17     | \$0.00               | \$116.68      | \$116.68     | \$350.00       |
| 7410-000 - Management Fee                     | \$2,474.93           | \$2,474.93    | \$0.00      | \$9,899.72           | \$9,899.72    | \$0.00       | \$29,699.21    |
| 7510-000 - Admin Expenses-General             | \$328.84             | \$300.00      | (\$28.84)   | \$1,127.25           | \$1,200.00    | \$72.75      | \$3,600.00     |
| 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               | \$41.67       | \$41.67     | \$0.00               | \$166.68      | \$166.68     | \$500.00       |
| 7510-099 - Admin Expenses-45 Day Pre-lien     | \$0.00               | \$16.67       | \$16.67     | \$0.00               | \$66.68       | \$66.68      | \$200.00       |
| <u>Total Administrative</u>                   | \$4,085.47           | \$4,601.77    | \$516.30    | \$15,970.02          | \$18,407.08   | \$2,437.06   | \$55,221.21    |
| <u>Services &amp; Utilities</u>               |                      |               |             |                      |               |              |                |
| 8011-000 - ELW Community Association          | \$10,389.52          | \$10,389.52   | \$0.00      | \$41,558.08          | \$41,558.08   | \$0.00       | \$124,674.24   |
| 8110-000 - Repair & Maintenance-General       | \$0.00               | \$1,250.00    | \$1,250.00  | \$3,031.33           | \$5,000.00    | \$1,968.67   | \$15,000.00    |
| 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        | \$7,950.00           | \$12,500.00   | \$4,550.00  | \$48,000.00          | \$50,000.00   | \$2,000.00   | \$150,000.00   |
| 8210-004 - Grounds-Trees                      | \$0.00               | \$1,050.00    | \$1,050.00  | \$0.00               | \$4,200.00    | \$4,200.00   | \$12,600.00    |
| 8210-009 - Grounds-Irrigation Repairs         | \$149.00             | \$916.67      | \$767.67    | \$909.50             | \$3,666.68    | \$2,757.18   | \$11,000.00    |
| 8210-012 - Grounds-Lake Treatments            | \$255.25             | \$416.67      | \$161.42    | \$1,021.00           | \$1,666.68    | \$645.68     | \$5,000.00     |
| 8312-000 - Pool-Service-General               | \$687.31             | \$683.33      | (\$3.98)    | \$2,487.31           | \$2,733.32    | \$246.01     | \$8,200.00     |
| 8312-010 - Pool-Restroom Cleaning             | \$235.00             | \$276.67      | \$41.67     | \$940.00             | \$1,106.68    | \$166.68     | \$3,320.00     |
| 8710-003 - Utilities-Electric-Street Lights   | \$0.00               | \$1,658.00    | \$1,658.00  | \$4,813.69           | \$6,632.00    | \$1,818.31   | \$19,896.00    |
| 8710-004 - Utilities-Electric-Pool            | \$285.03             | \$317.33      | \$32.30     | \$1,394.98           | \$1,269.32    | (\$125.66)   | \$3,808.00     |
| 8710-007 - Utilities-Sewer & Water            | \$214.17             | \$132.33      | (\$81.84)   | \$428.34             | \$529.32      | \$100.98     | \$1,588.00     |
| 8710-011 - Utilities-Refuse Removal           | \$2,845.04           | \$2,987.00    | \$141.96    | \$11,380.16          | \$11,948.00   | \$567.84     | \$35,844.00    |
| 8710-012 - Utilities-Cable TV                 | \$7,890.66           | \$7,887.33    | (\$3.33)    | \$31,562.64          | \$31,549.32   | (\$13.32)    | \$94,648.00    |
| 8710-018 - Utilities-Electric-Entrances/Ponds | \$806.68             | \$672.17      | (\$134.51)  | \$3,628.62           | \$2,688.68    | (\$939.94)   | \$8,066.00     |
| <u>Total Services &amp; Utilities</u>         | \$31,707.66          | \$42,387.02   | \$10,679.36 | \$151,155.65         | \$169,548.08  | \$18,392.43  | \$508,644.24   |
| <b>Total Expense</b>                          | \$35,793.13          | \$46,988.79   | \$11,195.66 | \$167,125.67         | \$187,955.16  | \$20,829.49  | \$563,865.45   |

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**4/1/2026 - 4/30/2026**

|  | 4/1/2026 - 4/30/2026 |        |              | 1/1/2026 - 4/30/2026 |        |               | Annual<br>Budget |
|--|----------------------|--------|--------------|----------------------|--------|---------------|------------------|
|  | Actual               | Budget | Variance     | Actual               | Budget | Variance      |                  |
| Operating Net Income                   | \$11,314.26          | \$0.00 | \$11,314.26  | \$21,315.60          | \$0.00 | \$21,315.60   | \$0.00           |
| <b>Reserve Expense</b>                 |                      |        |              |                      |        |               |                  |
| <u>Reserve Expense</u>                 |                      |        |              |                      |        |               |                  |
| 9620-001 - Reserve Expense-Paint Walls | \$0.00               | \$0.00 | \$0.00       | \$15,000.00          | \$0.00 | (\$15,000.00) | \$0.00           |
| 9690-000 - Reserve Expense-Pooling     | \$3,300.00           | \$0.00 | (\$3,300.00) | \$22,325.00          | \$0.00 | (\$22,325.00) | \$0.00           |
| 9900-000 - Reserve Expense-Funding     | (\$3,300.00)         | \$0.00 | \$3,300.00   | (\$37,325.00)        | \$0.00 | \$37,325.00   | \$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           |
| Reserve Net Income                     | \$0.00               | \$0.00 | \$0.00       | \$0.00               | \$0.00 | \$0.00        | \$0.00           |
| Net Income                             | \$11,314.26          | \$0.00 | \$11,314.26  | \$21,315.60          | \$0.00 | \$21,315.60   | \$0.00           |