



**MANAGEMENT AND ASSOCIATES**

Community Association Management

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

FINANCIAL STATEMENT UNAUDITED

**FEBRUARY 2025**

Prepared by:

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

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Balance Sheet**  
**2/28/2025**

**Assets**

Operating

|   |                   |             |
|---|-------------------|-------------|
| 1010-005 - Cash-Checking-Servis1st Bank   | \$36,454.35       |             |
| 1110-000 - A/R-Maintenance Fees           | \$1,395.00        |             |
| 1410-000 - Prepaid Insurance-General      | \$2,201.97        |             |
| 1410-003 - Prepaid Insurance-Workers Comp | \$84.90           |             |
| 1420-000 - Prepaid Expense                | \$37,336.95       |             |
| 1500-001 - Utility Deposits-Electric      | <u>\$3,550.94</u> |             |
| <u>Operating Total</u>                    |                   | \$81,024.11 |

Reserve

|                                    |              |                     |
|------------------------------------|--------------|---------------------|
| 1041-005 - Cash-MMA-Servis1st Bank | \$264,185.15 |                     |
| 1041-011 - Cash-J.P.MorganChase    | \$218,653.88 |                     |
| 1041-015 - Centennial Bank MMA     | \$108,364.30 |                     |
| <u>Reserve Total</u>               |              | <u>\$591,203.33</u> |

*Assets Total*

**\$672,227.44**

**Liabilities and Equity**

Operating

|  |                    |             |
|--|--------------------|-------------|
| 2010-000 - Accounts Payable                    | \$3,045.36         |             |
| 2011-000 - Accounts Payable-Accrued            | \$225.00           |             |
| 2450-000 - Unearned Revenue-Prepaid Maint Fees | <u>\$23,899.20</u> |             |
| <u>Operating Total</u>                         |                    | \$27,169.56 |

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   | \$36,887.92  |              |
| 3090-000 - Reserve Fund-Pooling    | \$551,376.14 |              |
| <u>Reserve Total</u>               |              | \$591,203.33 |

Retained Earnings

\$60,739.02

Net Income

(\$6,884.47)

*Liabilities & Equity Total*

**\$672,227.44**

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**2/1/2025 - 2/28/2025**

|   | 2/1/2025 - 2/28/2025 |                    |                     | 1/1/2025 - 2/28/2025 |                    |                     | Annual Budget       |
|---|----------------------|--------------------|---------------------|----------------------|--------------------|---------------------|---------------------|
|   | Actual               | Budget             | Variance            | Actual               | Budget             | Variance            |                     |
| <b>Income</b>                                 |                      |                    |                     |                      |                    |                     |                     |
| <u>Revenues</u>                               |                      |                    |                     |                      |                    |                     |                     |
| 6010-000 - Maint Fee-Operating                | \$45,750.00          | \$45,750.12        | (\$0.12)            | \$91,500.00          | \$91,500.24        | (\$0.24)            | \$549,001.42        |
| 6070-000 - Interest Income-Operating          | \$4.61               | \$0.00             | \$4.61              | \$8.99               | \$0.00             | \$8.99              | \$0.00              |
| 6071-000 - Interest Income-Reserve            | \$923.42             | \$0.00             | \$923.42            | \$1,602.55           | \$0.00             | \$1,602.55          | \$0.00              |
| 6090-000 - Maint Fee-Resv-Pooling             | \$9,760.00           | \$9,760.00         | \$0.00              | \$19,520.00          | \$19,520.00        | \$0.00              | \$117,120.00        |
| 6900-000 - Income Transfer to Resv Funds      | (\$9,760.00)         | (\$9,760.00)       | \$0.00              | (\$19,520.00)        | (\$19,520.00)      | \$0.00              | (\$117,120.00)      |
| 6901-000 - Interest Transfer to Reserves      | (\$923.42)           | \$0.00             | (\$923.42)          | (\$1,602.55)         | \$0.00             | (\$1,602.55)        | \$0.00              |
| <u>Total Revenues</u>                         | <u>\$45,754.61</u>   | <u>\$45,750.12</u> | <u>\$4.49</u>       | <u>\$91,508.99</u>   | <u>\$91,500.24</u> | <u>\$8.75</u>       | <u>\$549,001.42</u> |
| <b>Total Income</b>                           | <b>\$45,754.61</b>   | <b>\$45,750.12</b> | <b>\$4.49</b>       | <b>\$91,508.99</b>   | <b>\$91,500.24</b> | <b>\$8.75</b>       | <b>\$549,001.42</b> |
| <b>Expense</b>                                |                      |                    |                     |                      |                    |                     |                     |
| <u>Administrative</u>                         |                      |                    |                     |                      |                    |                     |                     |
| 7110-000 - Insurance-General                  | \$1,100.98           | \$1,212.67         | \$111.69            | \$2,201.96           | \$2,425.34         | \$223.38            | \$14,552.00         |
| 7110-001 - Insurance-Workers Comp             | \$42.41              | \$60.42            | \$18.01             | \$84.82              | \$120.84           | \$36.02             | \$725.00            |
| 7110-003 - Insurance-D&O                      | \$0.00               | \$115.83           | \$115.83            | \$0.00               | \$231.66           | \$231.66            | \$1,390.00          |
| 7210-000 - Legal/Prof/Resv Analysis           | \$0.00               | \$333.33           | \$333.33            | \$0.00               | \$666.66           | \$666.66            | \$4,000.00          |
| 7310-002 - Taxes-Corp Annual                  | \$0.00               | \$5.10             | \$5.10              | \$0.00               | \$10.20            | \$10.20             | \$61.25             |
| 7310-006 - Taxes-Pool Permit                  | \$0.00               | \$29.17            | \$29.17             | \$0.00               | \$58.34            | \$58.34             | \$350.00            |
| 7410-000 - Management Fee                     | \$2,357.08           | \$2,357.08         | \$0.00              | \$4,714.16           | \$4,714.16         | \$0.00              | \$28,285.00         |
| 7510-000 - Admin Expenses-General             | \$239.30             | \$333.33           | \$94.03             | \$575.59             | \$666.66           | \$91.07             | \$4,000.00          |
| 7510-001 - Admin Expenses-Annual Meeting      | \$0.00               | \$25.00            | \$25.00             | \$0.00               | \$50.00            | \$50.00             | \$300.00            |
| 7510-011 - Admin Expenses-Web Site            | \$9.05               | \$33.33            | \$24.28             | \$18.10              | \$66.66            | \$48.56             | \$400.00            |
| 7510-099 - Admin Expenses-45 Day Pre-lien     | \$0.00               | \$12.08            | \$12.08             | \$0.00               | \$24.16            | \$24.16             | \$145.00            |
| <u>Total Administrative</u>                   | <u>\$3,748.82</u>    | <u>\$4,517.34</u>  | <u>\$768.52</u>     | <u>\$7,594.63</u>    | <u>\$9,034.68</u>  | <u>\$1,440.05</u>   | <u>\$54,208.25</u>  |
| <u>Services &amp; Utilities</u>               |                      |                    |                     |                      |                    |                     |                     |
| 8011-000 - ELW Community Association          | \$10,389.52          | \$10,692.93        | \$303.41            | \$20,779.04          | \$21,385.86        | \$606.82            | \$128,315.17        |
| 8110-000 - Repair & Maintenance-General       | \$0.00               | \$440.42           | \$440.42            | \$967.44             | \$880.84           | (\$86.60)           | \$5,285.00          |
| 8110-018 - R&M-Sidewalks                      | \$0.00               | \$1,250.00         | \$1,250.00          | \$0.00               | \$2,500.00         | \$2,500.00          | \$15,000.00         |
| 8210-000 - Grounds Maintenance-General        | \$24,066.00          | \$13,333.33        | (\$10,732.67)       | \$37,632.00          | \$26,666.66        | (\$10,965.34)       | \$160,000.00        |
| 8210-004 - Grounds-Trees                      | \$0.00               | \$750.00           | \$750.00            | \$2,825.00           | \$1,500.00         | (\$1,325.00)        | \$9,000.00          |
| 8210-009 - Grounds-Irrigation Repairs         | \$0.00               | \$916.67           | \$916.67            | \$0.00               | \$1,833.34         | \$1,833.34          | \$11,000.00         |
| 8210-012 - Grounds-Lake Treatments            | \$255.25             | \$256.25           | \$1.00              | \$510.50             | \$512.50           | \$2.00              | \$3,075.00          |
| 8312-000 - Pool-Service-General               | \$575.00             | \$616.67           | \$41.67             | \$1,600.00           | \$1,233.34         | (\$366.66)          | \$7,400.00          |
| 8312-010 - Pool-Restroom Cleaning             | \$230.00             | \$333.33           | \$103.33            | \$460.00             | \$666.66           | \$206.66            | \$4,000.00          |
| 8710-003 - Utilities-Electric-Street Lights   | \$1,628.03           | \$1,575.00         | (\$53.03)           | \$3,187.48           | \$3,150.00         | (\$37.48)           | \$18,900.00         |
| 8710-004 - Utilities-Electric-Pool            | \$275.46             | \$250.00           | (\$25.46)           | \$553.37             | \$500.00           | (\$53.37)           | \$3,000.00          |
| 8710-007 - Utilities-Sewer & Water            | \$204.47             | \$83.33            | (\$121.14)          | (\$52.29)            | \$166.66           | \$218.95            | \$1,000.00          |
| 8710-011 - Utilities-Refuse Removal           | \$2,845.04           | \$2,684.83         | (\$160.21)          | \$5,690.08           | \$5,369.66         | (\$320.42)          | \$32,218.00         |
| 8710-012 - Utilities-Cable TV                 | \$7,511.76           | \$7,400.00         | (\$111.76)          | \$15,023.52          | \$14,800.00        | (\$223.52)          | \$88,800.00         |
| 8710-018 - Utilities-Electric-Entrances/Ponds | \$801.68             | \$650.00           | (\$151.68)          | \$1,622.69           | \$1,300.00         | (\$322.69)          | \$7,800.00          |
| <u>Total Services &amp; Utilities</u>         | <u>\$48,782.21</u>   | <u>\$41,232.76</u> | <u>(\$7,549.45)</u> | <u>\$90,798.83</u>   | <u>\$82,465.52</u> | <u>(\$8,333.31)</u> | <u>\$494,793.17</u> |

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**2/1/2025 - 2/28/2025**

|                                    | 2/1/2025 - 2/28/2025 |             |               | 1/1/2025 - 2/28/2025 |             |               | Annual Budget |
|------------------------------------|----------------------|-------------|---------------|----------------------|-------------|---------------|---------------|
|                                    | Actual               | Budget      | Variance      | Actual               | Budget      | Variance      |               |
| <b>Total Expense</b>               | \$52,531.03          | \$45,750.10 | (\$6,780.93)  | \$98,393.46          | \$91,500.20 | (\$6,893.26)  | \$549,001.42  |
| <b>Operating Net Income</b>        | (\$6,776.42)         | \$0.02      | (\$6,776.44)  | (\$6,884.47)         | \$0.04      | (\$6,884.51)  | \$0.00        |
| <b>Reserve Expense</b>             |                      |             |               |                      |             |               |               |
| <u>Reserve Expense</u>             |                      |             |               |                      |             |               |               |
| 9690-000 - Reserve Expense-Pooling | (\$24,400.00)        | \$0.00      | \$24,400.00   | (\$24,400.00)        | \$0.00      | \$24,400.00   | \$0.00        |
| 9900-000 - Reserve Expense-Funding | \$24,400.00          | \$0.00      | (\$24,400.00) | \$24,400.00          | \$0.00      | (\$24,400.00) | \$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        |
| <b>Reserve Net Income</b>          | \$0.00               | \$0.00      | \$0.00        | \$0.00               | \$0.00      | \$0.00        | \$0.00        |
| <b>Net Income</b>                  | (\$6,776.42)         | \$0.02      | (\$6,776.44)  | (\$6,884.47)         | \$0.04      | (\$6,884.51)  | \$0.00        |