



MANAGEMENT AND ASSOCIATES

Community Association Management

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

FINANCIAL STATEMENT UNAUDITED

FEBRUARY 2026

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.

Balance Sheet

2/28/2026

Assets

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$65,821.03	
1110-000 - A/R-Maintenance Fees	\$2,927.34	
1410-000 - Prepaid Insurance-General	\$2,943.87	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$75,243.18

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$451,977.58	
1041-015 - Centennial Bank MMA	\$110,494.12	
<u>Reserve Total</u>		<u>\$562,471.70</u>

Assets Total

\$637,714.88

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$3,245.75	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$24,703.79</u>	
<u>Operating Total</u>		\$27,949.54

Reserve

3027-000 - Reserve Fund-Walls	(\$15,000.00)	
3061-000 - Reserve Fund-Legal/Prof	\$481.40	
3069-001 - Reserve Fund-Mailboxes	\$1,681.31	
3080-000 - Reserve Fund-Interest	\$56,528.58	
3090-000 - Reserve Fund-Pooling	\$518,780.41	
<u>Reserve Total</u>		\$562,471.70

Retained Earnings

\$36,751.87

Net Income

\$10,541.77

Liabilities & Equity Total

\$637,714.88

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026			1/1/2026 - 2/28/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$47,092.00	\$46,988.79	\$103.21	\$94,184.00	\$93,977.58	\$206.42	\$563,865.45
6070-000 - Interest Income-Operating	\$3.25	\$0.00	\$3.25	\$6.72	\$0.00	\$6.72	\$0.00
6071-000 - Interest Income-Reserve	\$1,315.02	\$833.33	\$481.69	\$2,651.72	\$1,666.66	\$985.06	\$10,000.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$36.34	\$0.00	\$36.34	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$10,248.00	\$10,248.00	\$0.00	\$20,496.00	\$20,496.00	\$0.00	\$122,976.00
6900-000 - Income Transfer to Resv Funds	(\$10,248.00)	(\$10,248.00)	\$0.00	(\$20,496.00)	(\$20,496.00)	\$0.00	(\$122,976.00)
6901-000 - Interest Transfer to Reserves	(\$1,315.02)	(\$833.33)	(\$481.69)	(\$2,651.72)	(\$1,666.66)	(\$985.06)	(\$10,000.00)
Total Revenues	\$47,095.25	\$46,988.79	\$106.46	\$94,227.06	\$93,977.58	\$249.48	\$563,865.45
Total Income	\$47,095.25	\$46,988.79	\$106.46	\$94,227.06	\$93,977.58	\$249.48	\$563,865.45
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,220.45	\$1,324.08	\$103.63	\$2,440.90	\$2,648.16	\$207.26	\$15,889.00
7110-001 - Insurance-Workers Comp	\$0.00	\$48.17	\$48.17	\$0.00	\$96.34	\$96.34	\$578.00
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	\$8.75	\$8.75	\$0.00	\$17.50	\$17.50	\$105.00
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$0.00	\$58.34	\$58.34	\$350.00
7410-000 - Management Fee	\$2,474.93	\$2,474.93	\$0.00	\$4,949.86	\$4,949.86	\$0.00	\$29,699.21
7510-000 - Admin Expenses-General	\$372.27	\$300.00	(\$72.27)	\$565.15	\$600.00	\$34.85	\$3,600.00
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	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$16.67	\$16.67	\$0.00	\$33.34	\$33.34	\$200.00
Total Administrative	\$4,067.65	\$4,601.77	\$534.12	\$7,955.91	\$9,203.54	\$1,247.63	\$55,221.21
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$10,389.52	\$10,389.52	\$0.00	\$20,779.04	\$20,779.04	\$0.00	\$124,674.24
8110-000 - Repair & Maintenance-General	\$34.30	\$1,250.00	\$1,215.70	\$2,462.01	\$2,500.00	\$37.99	\$15,000.00
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	\$11,250.00	\$12,500.00	\$1,250.00	\$22,500.00	\$25,000.00	\$2,500.00	\$150,000.00
8210-004 - Grounds-Trees	\$0.00	\$1,050.00	\$1,050.00	\$0.00	\$2,100.00	\$2,100.00	\$12,600.00
8210-009 - Grounds-Irrigation Repairs	\$272.75	\$916.67	\$643.92	\$272.75	\$1,833.34	\$1,560.59	\$11,000.00
8210-012 - Grounds-Lake Treatments	\$255.25	\$416.67	\$161.42	\$510.50	\$833.34	\$322.84	\$5,000.00
8312-000 - Pool-Service-General	\$625.00	\$683.33	\$58.33	\$1,200.00	\$1,366.66	\$166.66	\$8,200.00
8312-010 - Pool-Restroom Cleaning	\$235.00	\$276.67	\$41.67	\$470.00	\$553.34	\$83.34	\$3,320.00
8710-003 - Utilities-Electric-Street Lights	\$1,629.55	\$1,658.00	\$28.45	\$3,185.16	\$3,316.00	\$130.84	\$19,896.00
8710-004 - Utilities-Electric-Pool	\$355.60	\$317.33	(\$38.27)	\$752.39	\$634.66	(\$117.73)	\$3,808.00
8710-007 - Utilities-Sewer & Water	\$214.17	\$132.33	(\$81.84)	\$214.17	\$264.66	\$50.49	\$1,588.00
8710-011 - Utilities-Refuse Removal	\$2,845.04	\$2,987.00	\$141.96	\$5,690.08	\$5,974.00	\$283.92	\$35,844.00
8710-012 - Utilities-Cable TV	\$7,890.66	\$7,887.33	(\$3.33)	\$15,781.32	\$15,774.66	(\$6.66)	\$94,648.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$911.43	\$672.17	(\$239.26)	\$1,911.96	\$1,344.34	(\$567.62)	\$8,066.00
Total Services & Utilities	\$36,908.27	\$42,387.02	\$5,478.75	\$75,729.38	\$84,774.04	\$9,044.66	\$508,644.24
Total Expense	\$40,975.92	\$46,988.79	\$6,012.87	\$83,685.29	\$93,977.58	\$10,292.29	\$563,865.45
Operating Net Income	\$6,119.33	\$0.00	\$6,119.33	\$10,541.77	\$0.00	\$10,541.77	\$0.00

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Budget Comparison Report
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026			1/1/2026 - 2/28/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
<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
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$15,000.00)	\$0.00	\$15,000.00	\$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	\$6,119.33	\$0.00	\$6,119.33	\$10,541.77	\$0.00	\$10,541.77	\$0.00