



MANAGEMENT AND ASSOCIATES

Community Association Management

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

FINANCIAL STATEMENT UNAUDITED

JANUARY 2025

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Balance Sheet
1/31/2025

Assets

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$90,421.81	
1110-000 - A/R-Maintenance Fees	\$169.73	
1410-000 - Prepaid Insurance-General	\$3,302.95	
1410-003 - Prepaid Insurance-Workers Comp	\$127.31	
1420-000 - Prepaid Expense	\$23,770.95	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$121,343.69

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$229,451.21	
1041-011 - Cash-J.P.MorganChase	\$218,653.88	
1041-015 - Centennial Bank MMA	\$108,014.82	
<u>Reserve Total</u>		<u>\$556,119.91</u>

Assets Total

\$677,463.60

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$33,450.52	
2011-000 - Accounts Payable-Accrued	\$225.00	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$27,037.20</u>	
<u>Operating Total</u>		\$60,712.72

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	\$35,964.50	
3090-000 - Reserve Fund-Pooling	\$517,216.14	
<u>Reserve Total</u>		\$556,119.91

Retained Earnings

\$60,739.02

Net Income

(\$108.05)

Liabilities & Equity Total

\$677,463.60

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
1/1/2025 - 1/31/2025

	1/1/2025 - 1/31/2025			1/1/2025 - 1/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$45,750.00	\$45,750.12	(\$0.12)	\$45,750.00	\$45,750.12	(\$0.12)	\$549,001.42
6070-000 - Interest Income-Operating	\$4.38	\$0.00	\$4.38	\$4.38	\$0.00	\$4.38	\$0.00
6071-000 - Interest Income-Reserve	\$679.13	\$0.00	\$679.13	\$679.13	\$0.00	\$679.13	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$9,760.00	\$9,760.00	\$0.00	\$9,760.00	\$9,760.00	\$0.00	\$117,120.00
6900-000 - Income Transfer to Resv Funds	(\$9,760.00)	(\$9,760.00)	\$0.00	(\$9,760.00)	(\$9,760.00)	\$0.00	(\$117,120.00)
6901-000 - Interest Transfer to Reserves	(\$679.13)	\$0.00	(\$679.13)	(\$679.13)	\$0.00	(\$679.13)	\$0.00
<u>Total Revenues</u>	\$45,754.38	\$45,750.12	\$4.26	\$45,754.38	\$45,750.12	\$4.26	\$549,001.42
Total Income	\$45,754.38	\$45,750.12	\$4.26	\$45,754.38	\$45,750.12	\$4.26	\$549,001.42
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,100.98	\$1,212.67	\$111.69	\$1,100.98	\$1,212.67	\$111.69	\$14,552.00
7110-001 - Insurance-Workers Comp	\$42.41	\$60.42	\$18.01	\$42.41	\$60.42	\$18.01	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$115.83	\$115.83	\$0.00	\$115.83	\$115.83	\$1,390.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$0.00	\$5.10	\$5.10	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$0.00	\$29.17	\$29.17	\$350.00
7410-000 - Management Fee	\$2,357.08	\$2,357.08	\$0.00	\$2,357.08	\$2,357.08	\$0.00	\$28,285.00
7510-000 - Admin Expenses-General	\$336.29	\$333.33	(\$2.96)	\$336.29	\$333.33	(\$2.96)	\$4,000.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$9.05	\$33.33	\$24.28	\$9.05	\$33.33	\$24.28	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$12.08	\$12.08	\$0.00	\$12.08	\$12.08	\$145.00
<u>Total Administrative</u>	\$3,845.81	\$4,517.34	\$671.53	\$3,845.81	\$4,517.34	\$671.53	\$54,208.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$10,389.52	\$10,692.93	\$303.41	\$10,389.52	\$10,692.93	\$303.41	\$128,315.17
8110-000 - Repair & Maintenance-General	\$967.44	\$440.42	(\$527.02)	\$967.44	\$440.42	(\$527.02)	\$5,285.00
8110-018 - R&M-Sidewalks	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$15,000.00
8210-000 - Grounds Maintenance-General	\$13,566.00	\$13,333.33	(\$232.67)	\$13,566.00	\$13,333.33	(\$232.67)	\$160,000.00
8210-004 - Grounds-Trees	\$2,825.00	\$750.00	(\$2,075.00)	\$2,825.00	\$750.00	(\$2,075.00)	\$9,000.00
8210-009 - Grounds-Irrigation Repairs	\$0.00	\$916.67	\$916.67	\$0.00	\$916.67	\$916.67	\$11,000.00
8210-012 - Grounds-Lake Treatments	\$255.25	\$256.25	\$1.00	\$255.25	\$256.25	\$1.00	\$3,075.00
8312-000 - Pool-Service-General	\$1,025.00	\$616.67	(\$408.33)	\$1,025.00	\$616.67	(\$408.33)	\$7,400.00
8312-010 - Pool-Restroom Cleaning	\$230.00	\$333.33	\$103.33	\$230.00	\$333.33	\$103.33	\$4,000.00
8710-003 - Utilities-Electric-Street Lights	\$1,559.45	\$1,575.00	\$15.55	\$1,559.45	\$1,575.00	\$15.55	\$18,900.00
8710-004 - Utilities-Electric-Pool	\$277.91	\$250.00	(\$27.91)	\$277.91	\$250.00	(\$27.91)	\$3,000.00
8710-007 - Utilities-Sewer & Water	(\$256.76)	\$83.33	\$340.09	(\$256.76)	\$83.33	\$340.09	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,845.04	\$2,684.83	(\$160.21)	\$2,845.04	\$2,684.83	(\$160.21)	\$32,218.00
8710-012 - Utilities-Cable TV	\$7,511.76	\$7,400.00	(\$111.76)	\$7,511.76	\$7,400.00	(\$111.76)	\$88,800.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$821.01	\$650.00	(\$171.01)	\$821.01	\$650.00	(\$171.01)	\$7,800.00
<u>Total Services & Utilities</u>	\$42,016.62	\$41,232.76	(\$783.86)	\$42,016.62	\$41,232.76	(\$783.86)	\$494,793.17
Total Expense	\$45,862.43	\$45,750.10	(\$112.33)	\$45,862.43	\$45,750.10	(\$112.33)	\$549,001.42
Operating Net Income	(\$108.05)	\$0.02	(\$108.07)	(\$108.05)	\$0.02	(\$108.07)	\$0.00

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Budget Comparison Report
1/1/2025 - 1/31/2025

	1/1/2025 - 1/31/2025			1/1/2025 - 1/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Net Income	(\$108.05)	\$0.02	(\$108.07)	(\$108.05)	\$0.02	(\$108.07)	\$0.00