



**MANAGEMENT AND ASSOCIATES**

Community Association Management

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

FINANCIAL STATEMENT UNAUDITED

**JANUARY 2026**

Prepared by:

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

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

**Balance Sheet**

**1/31/2026**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$60,309.39	
1110-000 - A/R-Maintenance Fees	\$3,791.46	
1410-000 - Prepaid Insurance-General	\$4,164.32	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$71,816.11

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$440,562.70	
1041-015 - Centennial Bank MMA	\$110,345.98	
<u>Reserve Total</u>		<u>\$550,908.68</u>

*Assets Total*

\$622,724.79

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$5,020.35	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$25,621.45</u>	
<u>Operating Total</u>		\$30,641.80

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	\$55,213.56	
3090-000 - Reserve Fund-Pooling	\$508,532.41	
<u>Reserve Total</u>		\$550,908.68

Retained Earnings

\$36,751.87

Net Income

\$4,422.44

*Liabilities & Equity Total*

\$622,724.79

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**1/1/2026 - 1/31/2026**

	1/1/2026 - 1/31/2026			1/1/2026 - 1/31/2026			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	\$47,092.00	\$46,988.79	\$103.21	\$563,865.45
6070-000 - Interest Income-Operating	\$3.47	\$0.00	\$3.47	\$3.47	\$0.00	\$3.47	\$0.00
6071-000 - Interest Income-Reserve	\$1,336.70	\$833.33	\$503.37	\$1,336.70	\$833.33	\$503.37	\$10,000.00
6076-000 - Interest Income-Owner	\$36.34	\$0.00	\$36.34	\$36.34	\$0.00	\$36.34	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$10,248.00	\$10,248.00	\$0.00	\$10,248.00	\$10,248.00	\$0.00	\$122,976.00
6900-000 - Income Transfer to Resv Funds	(\$10,248.00)	(\$10,248.00)	\$0.00	(\$10,248.00)	(\$10,248.00)	\$0.00	(\$122,976.00)
6900-002 - Transfer of Loan Funds	\$0.00	(\$833.33)	\$833.33	\$0.00	(\$833.33)	\$833.33	(\$10,000.00)
6901-000 - Interest Transfer to Reserves	(\$1,336.70)	\$0.00	(\$1,336.70)	(\$1,336.70)	\$0.00	(\$1,336.70)	\$0.00
<u>Total Revenues</u>	\$47,131.81	\$46,988.79	\$143.02	\$47,131.81	\$46,988.79	\$143.02	\$563,865.45
<b>Total Income</b>	\$47,131.81	\$46,988.79	\$143.02	\$47,131.81	\$46,988.79	\$143.02	\$563,865.45
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,220.45	\$1,324.08	\$103.63	\$1,220.45	\$1,324.08	\$103.63	\$15,889.00
7110-001 - Insurance-Workers Comp	\$0.00	\$48.17	\$48.17	\$0.00	\$48.17	\$48.17	\$578.00
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	\$8.75	\$8.75	\$0.00	\$8.75	\$8.75	\$105.00
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$0.00	\$29.17	\$29.17	\$350.00
7410-000 - Management Fee	\$2,474.93	\$2,474.93	\$0.00	\$2,474.93	\$2,474.93	\$0.00	\$29,699.21
7510-000 - Admin Expenses-General	\$192.88	\$300.00	\$107.12	\$192.88	\$300.00	\$107.12	\$3,600.00
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	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00
<u>Total Administrative</u>	\$3,888.26	\$4,601.77	\$713.51	\$3,888.26	\$4,601.77	\$713.51	\$55,221.21
<u>Services &amp; Utilities</u>							
8011-000 - ELW Community Association	\$10,389.52	\$10,389.52	\$0.00	\$10,389.52	\$10,389.52	\$0.00	\$124,674.24
8110-000 - Repair & Maintenance-General	\$2,427.71	\$1,250.00	(\$1,177.71)	\$2,427.71	\$1,250.00	(\$1,177.71)	\$15,000.00
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	\$11,250.00	\$12,500.00	\$1,250.00	\$11,250.00	\$12,500.00	\$1,250.00	\$150,000.00
8210-004 - Grounds-Trees	\$0.00	\$1,050.00	\$1,050.00	\$0.00	\$1,050.00	\$1,050.00	\$12,600.00
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	\$416.67	\$161.42	\$255.25	\$416.67	\$161.42	\$5,000.00
8312-000 - Pool-Service-General	\$575.00	\$683.33	\$108.33	\$575.00	\$683.33	\$108.33	\$8,200.00
8312-010 - Pool-Restroom Cleaning	\$235.00	\$276.67	\$41.67	\$235.00	\$276.67	\$41.67	\$3,320.00
8710-003 - Utilities-Electric-Street Lights	\$1,555.61	\$1,658.00	\$102.39	\$1,555.61	\$1,658.00	\$102.39	\$19,896.00
8710-004 - Utilities-Electric-Pool	\$396.79	\$317.33	(\$79.46)	\$396.79	\$317.33	(\$79.46)	\$3,808.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$132.33	\$132.33	\$0.00	\$132.33	\$132.33	\$1,588.00
8710-011 - Utilities-Refuse Removal	\$2,845.04	\$2,987.00	\$141.96	\$2,845.04	\$2,987.00	\$141.96	\$35,844.00
8710-012 - Utilities-Cable TV	\$7,890.66	\$7,887.33	(\$3.33)	\$7,890.66	\$7,887.33	(\$3.33)	\$94,648.00
8710-018 - Utilities-Electric-							

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**1/1/2026 - 1/31/2026**

	1/1/2026 - 1/31/2026			1/1/2026 - 1/31/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Entrances/Ponds	\$1,000.53	\$672.17	(\$328.36)	\$1,000.53	\$672.17	(\$328.36)	\$8,066.00
<u>Total Services &amp; Utilities</u>	\$38,821.11	\$42,387.02	\$3,565.91	\$38,821.11	\$42,387.02	\$3,565.91	\$508,644.24
<b>Total Expense</b>	<b>\$42,709.37</b>	<b>\$46,988.79</b>	<b>\$4,279.42</b>	<b>\$42,709.37</b>	<b>\$46,988.79</b>	<b>\$4,279.42</b>	<b>\$563,865.45</b>
Operating Net Income	\$4,422.44	\$0.00	\$4,422.44	\$4,422.44	\$0.00	\$4,422.44	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9620-001 - Reserve Expense-Paint Walls	\$15,000.00	\$0.00	(\$15,000.00)	\$15,000.00	\$0.00	(\$15,000.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$15,000.00)	\$0.00	\$15,000.00	(\$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
<b>Total Reserve Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	\$4,422.44	\$0.00	\$4,422.44	\$4,422.44	\$0.00	\$4,422.44	\$0.00