



MANAGEMENT AND ASSOCIATES

Community Association Management

**CROSS CREEK AT EAST LAKE WOODLANDS
HOMEOWNER'S ASSOCIATION**

FINANCIAL STATEMENT UNAUDITED

JUNE 2025

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.

Balance Sheet

6/30/2025

Assets

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$54,475.37	
1110-000 - A/R-Maintenance Fees	\$515.00	
1410-000 - Prepaid Insurance-General	\$12,707.47	
1420-000 - Prepaid Expense	\$26,566.00	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$97,814.78

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$411,092.85	
1041-011 - Cash-J.P.MorganChase	\$70,057.96	
1041-015 - Centennial Bank MMA	\$109,090.53	
<u>Reserve Total</u>		<u>\$590,241.34</u>

Assets Total

\$688,056.12

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$6,234.42	
2011-000 - Accounts Payable-Accrued	\$225.00	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$15,762.57</u>	
<u>Operating Total</u>		\$22,221.99

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	\$42,174.43	
3090-000 - Reserve Fund-Pooling	\$545,127.64	
<u>Reserve Total</u>		\$590,241.34

Retained Earnings

\$60,739.02

Net Income

\$14,853.77

Liabilities & Equity Total

\$688,056.12

Cross Creek At East Lake Woodlands Homeowners Association, Inc.

Budget Comparison Report

6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025			1/1/2025 - 6/30/2025			
	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)	\$274,500.00	\$274,500.72	(\$0.72)	\$549,001.42
6070-000 - Interest Income-Operating	\$3.47	\$0.00	\$3.47	\$22.61	\$0.00	\$22.61	\$0.00
6071-000 - Interest Income-Reserve	\$1,781.42	\$0.00	\$1,781.42	\$6,889.06	\$0.00	\$6,889.06	\$0.00
6083-000 - Other Income-General	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$9,760.00	\$9,760.00	\$0.00	\$58,560.00	\$58,560.00	\$0.00	\$117,120.00
6900-000 - Income Transfer to Resv Funds	(\$9,760.00)	(\$9,760.00)	\$0.00	(\$58,560.00)	(\$58,560.00)	\$0.00	(\$117,120.00)
6901-000 - Interest Transfer to Reserves	(\$1,781.42)	\$0.00	(\$1,781.42)	(\$6,889.06)	\$0.00	(\$6,889.06)	\$0.00
<u>Total Revenues</u>	<u>\$45,753.47</u>	<u>\$45,750.12</u>	<u>\$3.35</u>	<u>\$274,532.61</u>	<u>\$274,500.72</u>	<u>\$31.89</u>	<u>\$549,001.42</u>
 Total Income	 <u>\$45,753.47</u>	 <u>\$45,750.12</u>	 <u>\$3.35</u>	 <u>\$274,532.61</u>	 <u>\$274,500.72</u>	 <u>\$31.89</u>	 <u>\$549,001.42</u>
 Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,220.45	\$1,212.67	(\$7.78)	\$6,844.83	\$7,276.02	\$431.19	\$14,552.00
7110-001 - Insurance-Workers Comp	\$0.00	\$60.42	\$60.42	\$169.72	\$362.52	\$192.80	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$115.83	\$115.83	\$0.00	\$694.98	\$694.98	\$1,390.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$333.33	\$333.33	\$0.00	\$1,999.98	\$1,999.98	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$30.60	(\$30.65)	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$350.00	\$175.02	(\$174.98)	\$350.00
7410-000 - Management Fee	\$2,357.08	\$2,357.08	\$0.00	\$14,142.48	\$14,142.48	\$0.00	\$28,285.00
7510-000 - Admin Expenses-General	\$277.33	\$333.33	\$56.00	\$1,586.83	\$1,999.98	\$413.15	\$4,000.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$150.00	\$150.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$0.00	\$33.33	\$33.33	\$27.15	\$199.98	\$172.83	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$12.08	\$12.08	\$0.00	\$72.48	\$72.48	\$145.00
<u>Total Administrative</u>	<u>\$3,854.86</u>	<u>\$4,517.34</u>	<u>\$662.48</u>	<u>\$23,182.26</u>	<u>\$27,104.04</u>	<u>\$3,921.78</u>	<u>\$54,208.25</u>
 <u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$10,389.52	\$10,692.93	\$303.41	\$62,337.12	\$64,157.58	\$1,820.46	\$128,315.17
8110-000 - Repair & Maintenance-General	\$1,575.00	\$440.42	(\$1,134.58)	\$6,031.74	\$2,642.52	(\$3,389.22)	\$5,285.00
8110-018 - R&M-Sidewalks	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$7,500.00	\$7,500.00	\$15,000.00
8210-000 - Grounds Maintenance-General	\$13,566.00	\$13,333.33	(\$232.67)	\$71,353.00	\$79,999.98	\$8,646.98	\$160,000.00
8210-004 - Grounds-Trees	\$0.00	\$750.00	\$750.00	\$5,825.00	\$4,500.00	(\$1,325.00)	\$9,000.00
8210-009 - Grounds-Irrigation Repairs	\$1,537.75	\$916.67	(\$621.08)	\$4,715.50	\$5,500.02	\$784.52	\$11,000.00
8210-012 - Grounds-Lake Treatments	\$255.25	\$256.25	\$1.00	\$1,531.50	\$1,537.50	\$6.00	\$3,075.00
8312-000 - Pool-Service-General	\$575.00	\$616.67	\$41.67	\$4,290.74	\$3,700.02	(\$590.72)	\$7,400.00
8312-010 - Pool-Restroom Cleaning	\$230.00	\$333.33	\$103.33	\$1,380.00	\$1,999.98	\$619.98	\$4,000.00
8710-003 - Utilities-Electric-Street Lights	\$1,630.35	\$1,575.00	(\$55.35)	\$9,706.33	\$9,450.00	(\$256.33)	\$18,900.00
8710-004 - Utilities-Electric-Pool	\$329.54	\$250.00	(\$79.54)	\$1,998.97	\$1,500.00	(\$498.97)	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$402.09	\$83.33	(\$318.76)	\$696.63	\$499.98	(\$196.65)	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,845.04	\$2,684.83	(\$160.21)	\$17,070.24	\$16,108.98	(\$961.26)	\$32,218.00
8710-012 - Utilities-Cable TV	\$7,511.76	\$7,400.00	(\$111.76)	\$45,070.56	\$44,400.00	(\$670.56)	\$88,800.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$501.19	\$650.00	\$148.81	\$4,489.25	\$3,900.00	(\$589.25)	\$7,800.00
<u>Total Services & Utilities</u>	<u>\$41,348.49</u>	<u>\$41,232.76</u>	<u>(\$115.73)</u>	<u>\$236,496.58</u>	<u>\$247,396.56</u>	<u>\$10,899.98</u>	<u>\$494,793.17</u>
 Total Expense	 <u>\$45,203.35</u>	 <u>\$45,750.10</u>	 <u>\$546.75</u>	 <u>\$259,678.84</u>	 <u>\$274,500.60</u>	 <u>\$14,821.76</u>	 <u>\$549,001.42</u>
 Operating Net Income	 <u>\$550.12</u>	 <u>\$0.02</u>	 <u>\$550.10</u>	 <u>\$14,853.77</u>	 <u>\$0.12</u>	 <u>\$14,853.65</u>	 <u>\$0.00</u>

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6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025			1/1/2025 - 6/30/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Reserve Expense							
<u>Reserve Expense</u>							
9690-000 - Reserve Expense-Pooling	\$0.00	\$0.00	\$0.00	\$15,088.50	\$0.00	(\$15,088.50)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$15,088.50)	\$0.00	\$15,088.50	\$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	\$550.12	\$0.02	\$550.10	\$14,853.77	\$0.12	\$14,853.65	\$0.00