



**MANAGEMENT AND ASSOCIATES**

Community Association Management

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

FINANCIAL STATEMENT UNAUDITED

**MARCH 2025**

Prepared by:

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

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Balance Sheet**  
**3/31/2025**

**Assets**

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$53,773.85	
1110-000 - A/R-Maintenance Fees	\$30.00	
1410-000 - Prepaid Insurance-General	\$1,100.99	
1410-003 - Prepaid Insurance-Workers Comp	\$42.49	
1420-000 - Prepaid Expense	\$71,746.45	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$130,244.72

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$264,007.41	
1041-011 - Cash-J.P.MorganChase	\$218,653.88	
1041-015 - Centennial Bank MMA	\$108,364.30	
<u>Reserve Total</u>		<u>\$591,025.59</u>

*Assets Total*

**\$721,270.31**

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$41,762.43	
2011-000 - Accounts Payable-Accrued	\$3,070.04	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$21,664.20</u>	
<u>Operating Total</u>		\$66,496.67

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	\$37,450.18	
3090-000 - Reserve Fund-Pooling	\$550,636.14	
<u>Reserve Total</u>		\$591,025.59

Retained Earnings

\$60,739.02

Net Income

\$3,009.03

*Liabilities & Equity Total*

**\$721,270.31**

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**  
**Budget Comparison Report**  
**3/1/2025 - 3/31/2025**

	3/1/2025 - 3/31/2025			1/1/2025 - 3/31/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Revenues							
6010-000 - Maint Fee-Operating	\$45,750.00	\$45,750.12	(\$0.12)	\$137,250.00	\$137,250.36	(\$0.36)	\$549,001.42
6070-000 - Interest Income-Operating	\$2.93	\$0.00	\$2.93	\$11.92	\$0.00	\$11.92	\$0.00
6071-000 - Interest Income-Reserve	\$562.26	\$0.00	\$562.26	\$2,164.81	\$0.00	\$2,164.81	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$9,760.00	\$9,760.00	\$0.00	\$29,280.00	\$29,280.00	\$0.00	\$117,120.00
6900-000 - Income Transfer to Resv Funds	(\$9,760.00)	(\$9,760.00)	\$0.00	(\$29,280.00)	(\$29,280.00)	\$0.00	(\$117,120.00)
6901-000 - Interest Transfer to Reserves	(\$562.26)	\$0.00	(\$562.26)	(\$2,164.81)	\$0.00	(\$2,164.81)	\$0.00
Total Revenues	\$45,752.93	\$45,750.12	\$2.81	\$137,261.92	\$137,250.36	\$11.56	\$549,001.42
Total Income	\$45,752.93	\$45,750.12	\$2.81	\$137,261.92	\$137,250.36	\$11.56	\$549,001.42
Expense							
Administrative							
7110-000 - Insurance-General	\$1,100.98	\$1,212.67	\$111.69	\$3,302.94	\$3,638.01	\$335.07	\$14,552.00
7110-001 - Insurance-Workers Comp	\$42.41	\$60.42	\$18.01	\$127.23	\$181.26	\$54.03	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$115.83	\$115.83	\$0.00	\$347.49	\$347.49	\$1,390.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$333.33	\$333.33	\$0.00	\$999.99	\$999.99	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$0.00	\$15.30	\$15.30	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$0.00	\$87.51	\$87.51	\$350.00
7410-000 - Management Fee	\$2,357.08	\$2,357.08	\$0.00	\$7,071.24	\$7,071.24	\$0.00	\$28,285.00
7510-000 - Admin Expenses-General	\$219.72	\$333.33	\$113.61	\$795.31	\$999.99	\$204.68	\$4,000.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$75.00	\$75.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$9.05	\$33.33	\$24.28	\$27.15	\$99.99	\$72.84	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$12.08	\$12.08	\$0.00	\$36.24	\$36.24	\$145.00
Total Administrative	\$3,729.24	\$4,517.34	\$788.10	\$11,323.87	\$13,552.02	\$2,228.15	\$54,208.25
Services & Utilities							
8011-000 - ELW Community Association	\$10,389.52	\$10,692.93	\$303.41	\$31,168.56	\$32,078.79	\$910.23	\$128,315.17
8110-000 - Repair & Maintenance-General	\$0.00	\$440.42	\$440.42	\$967.44	\$1,321.26	\$353.82	\$5,285.00
8110-018 - R&M-Sidewalks	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$3,750.00	\$3,750.00	\$15,000.00
8210-000 - Grounds Maintenance-General	\$4,891.00	\$13,333.33	\$8,442.33	\$42,523.00	\$39,999.99	(\$2,523.01)	\$160,000.00
8210-004 - Grounds-Trees	\$0.00	\$750.00	\$750.00	\$2,825.00	\$2,250.00	(\$575.00)	\$9,000.00
8210-009 - Grounds-Irrigation Repairs	\$2,265.00	\$916.67	(\$1,348.33)	\$2,265.00	\$2,750.01	\$485.01	\$11,000.00
8210-012 - Grounds-Lake Treatments	\$255.25	\$256.25	\$1.00	\$765.75	\$768.75	\$3.00	\$3,075.00
8312-000 - Pool-Service-General	\$965.74	\$616.67	(\$349.07)	\$2,565.74	\$1,850.01	(\$715.73)	\$7,400.00
8312-010 - Pool-Restroom Cleaning	\$230.00	\$333.33	\$103.33	\$690.00	\$999.99	\$309.99	\$4,000.00
8710-003 - Utilities-Electric-Street Lights	\$1,631.15	\$1,575.00	(\$56.15)	\$4,818.63	\$4,725.00	(\$93.63)	\$18,900.00
8710-004 - Utilities-Electric-Pool	\$318.73	\$250.00	(\$68.73)	\$872.10	\$750.00	(\$122.10)	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$83.33	\$83.33	(\$52.29)	\$249.99	\$302.28	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,845.04	\$2,684.83	(\$160.21)	\$8,535.12	\$8,054.49	(\$480.63)	\$32,218.00
8710-012 - Utilities-Cable TV	\$7,511.76	\$7,400.00	(\$111.76)	\$22,535.28	\$22,200.00	(\$335.28)	\$88,800.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$827.00	\$650.00	(\$177.00)	\$2,449.69	\$1,950.00	(\$499.69)	\$7,800.00
Total Services & Utilities	\$32,130.19	\$41,232.76	\$9,102.57	\$122,929.02	\$123,698.28	\$769.26	\$494,793.17
Total Expense	\$35,859.43	\$45,750.10	\$9,890.67	\$134,252.89	\$137,250.30	\$2,997.41	\$549,001.42

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**Budget Comparison Report**  
**3/1/2025 - 3/31/2025**

	3/1/2025 - 3/31/2025			1/1/2025 - 3/31/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$9,893.50	\$0.02	\$9,893.48	\$3,009.03	\$0.06	\$3,008.97	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9690-000 - Reserve Expense-Pooling	\$31,343.50	\$0.00	(\$31,343.50)	\$6,943.50	\$0.00	(\$6,943.50)	\$0.00
9900-000 - Reserve Expense-Funding	(\$31,343.50)	\$0.00	\$31,343.50	(\$6,943.50)	\$0.00	\$6,943.50	\$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
Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	\$9,893.50	\$0.02	\$9,893.48	\$3,009.03	\$0.06	\$3,008.97	\$0.00