



MANAGEMENT AND ASSOCIATES

Community Association Management

CROSS CREEK AT EAST LAKE WOODLANDS HOMEOWNERS ASSOCIATION, INC

FINANCIAL STATEMENT UNAUDITED

MARCH 2026

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.

Balance Sheet

3/31/2026

Assets

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$72,263.71
1110-000 - A/R-Maintenance Fees	\$1,580.00
1410-000 - Prepaid Insurance-General	\$1,723.42
1420-000 - Prepaid Expense	\$17,962.75
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>

Operating Total

\$97,080.82

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$462,070.15
1041-015 - Centennial Bank MMA	\$110,658.35

Reserve Total

\$572,728.50

Assets Total

\$669,809.32

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$24,158.82
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$26,168.79</u>

Operating Total

\$50,327.61

Reserve

3061-000 - Reserve Fund-Legal/Prof	\$481.40
3069-001 - Reserve Fund-Mailboxes	\$1,681.31
3080-000 - Reserve Fund-Interest	\$57,787.38
3090-000 - Reserve Fund-Pooling	\$512,778.41

Reserve Total

\$572,728.50

Retained Earnings

\$36,751.87

Net Income

\$10,001.34

Liabilities & Equity Total

\$669,809.32

Cross Creek At East Lake Woodlands Homeowners Association, Inc.

Budget Comparison Report

3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026			1/1/2026 - 3/31/2026			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	\$141,276.00	\$140,966.37	\$309.63	\$563,865.45
6070-000 - Interest Income-Operating	\$3.24	\$0.00	\$3.24	\$9.96	\$0.00	\$9.96	\$0.00
6071-000 - Interest Income-Reserve	\$1,258.80	\$833.33	\$425.47	\$3,910.52	\$2,499.99	\$1,410.53	\$10,000.00
6076-000 - Interest Income-Owner	\$11.58	\$0.00	\$11.58	\$47.92	\$0.00	\$47.92	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$10,248.00	\$10,248.00	\$0.00	\$30,744.00	\$30,744.00	\$0.00	\$122,976.00
6900-000 - Income Transfer to Resv Funds	(\$10,248.00)	(\$10,248.00)	\$0.00	(\$30,744.00)	(\$30,744.00)	\$0.00	(\$122,976.00)
6901-000 - Interest Transfer to Reserves	(\$1,258.80)	(\$833.33)	(\$425.47)	(\$3,910.52)	(\$2,499.99)	(\$1,410.53)	(\$10,000.00)
<u>Total Revenues</u>	\$47,106.82	\$46,988.79	\$118.03	\$141,333.88	\$140,966.37	\$367.51	\$563,865.45
Total Income	\$47,106.82	\$46,988.79	\$118.03	\$141,333.88	\$140,966.37	\$367.51	\$563,865.45
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,220.45	\$1,324.08	\$103.63	\$3,661.35	\$3,972.24	\$310.89	\$15,889.00
7110-001 - Insurance-Workers Comp	\$0.00	\$48.17	\$48.17	\$0.00	\$144.51	\$144.51	\$578.00
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	\$8.75	\$8.75	\$0.00	\$26.25	\$26.25	\$105.00
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$0.00	\$87.51	\$87.51	\$350.00
7410-000 - Management Fee	\$2,474.93	\$2,474.93	\$0.00	\$7,424.79	\$7,424.79	\$0.00	\$29,699.21
7510-000 - Admin Expenses-General	\$233.26	\$300.00	\$66.74	\$798.41	\$900.00	\$101.59	\$3,600.00
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	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$16.67	\$16.67	\$0.00	\$50.01	\$50.01	\$200.00
<u>Total Administrative</u>	\$3,928.64	\$4,601.77	\$673.13	\$11,884.55	\$13,805.31	\$1,920.76	\$55,221.21
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$10,389.52	\$10,389.52	\$0.00	\$31,168.56	\$31,168.56	\$0.00	\$124,674.24
8110-000 - Repair & Maintenance-General	\$569.32	\$1,250.00	\$680.68	\$3,031.33	\$3,750.00	\$718.67	\$15,000.00
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	\$17,550.00	\$12,500.00	(\$5,050.00)	\$40,050.00	\$37,500.00	(\$2,550.00)	\$150,000.00
8210-004 - Grounds-Trees	\$0.00	\$1,050.00	\$1,050.00	\$0.00	\$3,150.00	\$3,150.00	\$12,600.00
8210-009 - Grounds-Irrigation Repairs	\$487.75	\$916.67	\$428.92	\$760.50	\$2,750.01	\$1,989.51	\$11,000.00
8210-012 - Grounds-Lake Treatments	\$255.25	\$416.67	\$161.42	\$765.75	\$1,250.01	\$484.26	\$5,000.00
8312-000 - Pool-Service-General	\$600.00	\$683.33	\$83.33	\$1,800.00	\$2,049.99	\$249.99	\$8,200.00
8312-010 - Pool-Restroom Cleaning	\$235.00	\$276.67	\$41.67	\$705.00	\$830.01	\$125.01	\$3,320.00
8710-003 - Utilities-Electric-Street Lights	\$1,628.53	\$1,658.00	\$29.47	\$4,813.69	\$4,974.00	\$160.31	\$19,896.00
8710-004 - Utilities-Electric-Pool	\$357.56	\$317.33	(\$40.23)	\$1,109.95	\$951.99	(\$157.96)	\$3,808.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$132.33	\$132.33	\$214.17	\$396.99	\$182.82	\$1,588.00
8710-011 - Utilities-Refuse Removal	\$2,845.04	\$2,987.00	\$141.96	\$8,535.12	\$8,961.00	\$425.88	\$35,844.00
8710-012 - Utilities-Cable TV	\$7,890.66	\$7,887.33	(\$3.33)	\$23,671.98	\$23,661.99	(\$9.99)	\$94,648.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$909.98	\$672.17	(\$237.81)	\$2,821.94	\$2,016.51	(\$805.43)	\$8,066.00

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Budget Comparison Report
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026			1/1/2026 - 3/31/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Services & Utilities</u>	\$43,718.61	\$42,387.02	(\$1,331.59)	\$119,447.99	\$127,161.06	\$7,713.07	\$508,644.24
Total Expense	\$47,647.25	\$46,988.79	(\$658.46)	\$131,332.54	\$140,966.37	\$9,633.83	\$563,865.45
Operating Net Income	(\$540.43)	\$0.00	(\$540.43)	\$10,001.34	\$0.00	\$10,001.34	\$0.00
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
9690-000 - Reserve Expense-Pooling	\$19,025.00	\$0.00	(\$19,025.00)	\$19,025.00	\$0.00	(\$19,025.00)	\$0.00
9900-000 - Reserve Expense-Funding	(\$19,025.00)	\$0.00	\$19,025.00	(\$34,025.00)	\$0.00	\$34,025.00	\$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	(\$540.43)	\$0.00	(\$540.43)	\$10,001.34	\$0.00	\$10,001.34	\$0.00