



MANAGEMENT AND ASSOCIATES

Community Association Management

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

FINANCIAL STATEMENT UNAUDITED

AUGUST 2026

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.

Balance Sheet

8/31/2026

Assets

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$50,015.11	
1110-000 - A/R-Maintenance Fees	\$4,328.08	
1410-000 - Prepaid Insurance-General	\$12,187.20	
1420-000 - Prepaid Expense	\$187.75	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$70,269.08

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$168,438.81	
1041-006 - Cash-MMA-Charles Schwab	\$409,990.93	
1041-007 - Cash-MMA-C.S. Accrued Int	\$3,388.39	
<u>Reserve Total</u>		<u>\$581,818.13</u>

Assets Total

\$652,087.21

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$828.28	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$20,466.45</u>	
<u>Operating Total</u>		\$21,294.73

Reserve

3061-000 - Reserve Fund-Legal/Prof	\$481.40	
3069-001 - Reserve Fund-Mailboxes	\$1,681.31	
3080-000 - Reserve Fund-Interest	\$64,438.09	
3090-000 - Reserve Fund-Pooling	\$515,217.33	
<u>Reserve Total</u>		\$581,818.13

Retained Earnings

\$36,751.87

Net Income

\$12,222.48

Liabilities & Equity Total

\$652,087.21

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026			1/1/2026 - 8/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Revenues							
6010-000 - Maint Fee-Operating	\$47,092.00	\$46,988.79	\$103.21	\$376,736.00	\$375,910.32	\$825.68	\$563,865.45
6070-000 - Interest Income-Operating	\$3.19	\$0.00	\$3.19	\$28.46	\$0.00	\$28.46	\$0.00
6071-000 - Interest Income-Reserve	\$2,972.58	\$833.33	\$2,139.25	\$10,561.23	\$6,666.64	\$3,894.59	\$10,000.00
6076-000 - Interest Income-Owner	\$23.08	\$0.00	\$23.08	\$93.75	\$0.00	\$93.75	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$10,248.00	\$10,248.00	\$0.00	\$81,984.00	\$81,984.00	\$0.00	\$122,976.00
6900-000 - Income Transfer to Resv Funds	(\$10,248.00)	(\$10,248.00)	\$0.00	(\$81,984.00)	(\$81,984.00)	\$0.00	(\$122,976.00)
6901-000 - Interest Transfer to Reserves	(\$2,972.58)	(\$833.33)	(\$2,139.25)	(\$10,561.23)	(\$6,666.64)	(\$3,894.59)	(\$10,000.00)
Total Revenues	\$47,118.27	\$46,988.79	\$129.48	\$376,908.21	\$375,910.32	\$997.89	\$563,865.45
Total Income	\$47,118.27	\$46,988.79	\$129.48	\$376,908.21	\$375,910.32	\$997.89	\$563,865.45
Expense							
Administrative							
7110-000 - Insurance-General	\$1,220.45	\$1,324.08	\$103.63	\$9,763.60	\$10,592.64	\$829.04	\$15,889.00
7110-001 - Insurance-Workers Comp	\$0.00	\$48.17	\$48.17	\$0.00	\$385.36	\$385.36	\$578.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$333.33	\$333.33	\$1,560.00	\$2,666.64	\$1,106.64	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.75	\$8.75	\$61.25	\$70.00	\$8.75	\$105.00
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$350.00	\$233.36	(\$116.64)	\$350.00
7410-000 - Management Fee	\$2,474.93	\$2,474.93	\$0.00	\$19,799.44	\$19,799.44	\$0.00	\$29,699.21
7510-000 - Admin Expenses-General	\$141.53	\$300.00	\$158.47	\$1,978.75	\$2,400.00	\$421.25	\$3,600.00
7510-001 - Admin Expenses-Annual Meeting	\$624.30	\$25.00	(\$599.30)	\$624.30	\$200.00	(\$424.30)	\$300.00
7510-011 - Admin Expenses-Web Site	\$0.00	\$41.67	\$41.67	\$187.00	\$333.36	\$146.36	\$500.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$16.67	\$16.67	\$50.00	\$133.36	\$83.36	\$200.00
Total Administrative	\$4,461.21	\$4,601.77	\$140.56	\$34,374.34	\$36,814.16	\$2,439.82	\$55,221.21
Services & Utilities							
8011-000 - ELW Community Association	\$10,389.52	\$10,389.52	\$0.00	\$83,116.16	\$83,116.16	\$0.00	\$124,674.24
8110-000 - Repair & Maintenance-General	\$0.00	\$1,250.00	\$1,250.00	\$5,179.11	\$10,000.00	\$4,820.89	\$15,000.00
8110-018 - R&M-Sidewalks	\$0.00	\$1,250.00	\$1,250.00	\$6,892.00	\$10,000.00	\$3,108.00	\$15,000.00
8210-000 - Grounds Maintenance-General	\$11,250.00	\$12,500.00	\$1,250.00	\$94,308.96	\$100,000.00	\$5,691.04	\$150,000.00
8210-004 - Grounds-Trees	\$12,500.00	\$1,050.00	(\$11,450.00)	\$18,690.00	\$8,400.00	(\$10,290.00)	\$12,600.00
8210-009 - Grounds-Irrigation Repairs	\$2,633.40	\$916.67	(\$1,716.73)	\$7,206.15	\$7,333.36	\$127.21	\$11,000.00
8210-012 - Grounds-Lake Treatments	\$255.25	\$416.67	\$161.42	\$2,042.00	\$3,333.36	\$1,291.36	\$5,000.00
8312-000 - Pool-Service-General	\$600.00	\$683.33	\$83.33	\$4,957.99	\$5,466.64	\$508.65	\$8,200.00

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026			1/1/2026 - 8/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
8312-010 - Pool-Restroom Cleaning	\$235.00	\$276.67	\$41.67	\$1,880.00	\$2,213.36	\$333.36	\$3,320.00
8710-003 - Utilities-Electric-Street Lights	\$1,606.67	\$1,658.00	\$51.33	\$11,291.97	\$13,264.00	\$1,972.03	\$19,896.00
8710-004 - Utilities-Electric-Pool	\$364.40	\$317.33	(\$47.07)	\$2,364.38	\$2,538.64	\$174.26	\$3,808.00
8710-007 - Utilities-Sewer & Water	\$173.25	\$132.33	(\$40.92)	\$802.12	\$1,058.64	\$256.52	\$1,588.00
8710-011 - Utilities-Refuse Removal	\$2,845.04	\$2,987.00	\$141.96	\$22,760.32	\$23,896.00	\$1,135.68	\$35,844.00
8710-012 - Utilities-Cable TV	\$7,890.66	\$7,887.33	(\$3.33)	\$63,125.28	\$63,098.64	(\$26.64)	\$94,648.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$693.70	\$672.17	(\$21.53)	\$5,694.95	\$5,377.36	(\$317.59)	\$8,066.00
<u>Total Services & Utilities</u>	\$51,436.89	\$42,387.02	(\$9,049.87)	\$330,311.39	\$339,096.16	\$8,784.77	\$508,644.24
Total Expense	\$55,898.10	\$46,988.79	(\$8,909.31)	\$364,685.73	\$375,910.32	\$11,224.59	\$563,865.45
Operating Net Income	(\$8,779.83)	\$0.00	(\$8,779.83)	\$12,222.48	\$0.00	\$12,222.48	\$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	\$0.00	\$0.00	\$0.00	\$50,051.08	\$0.00	(\$50,051.08)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$65,051.08)	\$0.00	\$65,051.08	\$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	(\$8,779.83)	\$0.00	(\$8,779.83)	\$12,222.48	\$0.00	\$12,222.48	\$0.00