



MANAGEMENT AND ASSOCIATES

Community Association Management

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

FINANCIAL STATEMENT UNAUDITED

DECEMBER 2025

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.

Balance Sheet

12/31/2025

Assets

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$59,971.14	
1110-000 - A/R-Maintenance Fees	\$2,755.12	
1410-000 - Prepaid Insurance-General	\$5,384.77	
1420-000 - Prepaid Expense	\$13,000.00	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$84,661.97

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$444,141.76	
1041-015 - Centennial Bank MMA	\$110,182.22	
<u>Reserve Total</u>		<u>\$554,323.98</u>

Assets Total

\$638,985.95

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$8,168.65	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$26,741.45</u>	
<u>Operating Total</u>		\$34,910.10

Reserve

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	\$53,876.86	
3090-000 - Reserve Fund-Pooling	\$498,169.96	
<u>Reserve Total</u>		\$554,323.98

Retained Earnings

\$60,739.02

Net Income

(\$10,987.15)

Liabilities & Equity Total

\$638,985.95

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
12/1/2025 - 12/31/2025

	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$45,750.00	\$45,750.10	(\$0.10)	\$549,000.00	\$549,001.42	(\$1.42)	\$549,001.42
6070-000 - Interest Income-Operating	\$2.72	\$0.00	\$2.72	\$37.88	\$0.00	\$37.88	\$0.00
6071-000 - Interest Income-Reserve	\$1,384.72	\$0.00	\$1,384.72	\$18,591.49	\$0.00	\$18,591.49	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$47.30	\$0.00	\$47.30	\$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	\$117,120.00	\$117,120.00	\$0.00	\$117,120.00
6900-000 - Income Transfer to Resv Funds	(\$9,760.00)	(\$9,760.00)	\$0.00	(\$117,120.00)	(\$117,120.00)	\$0.00	(\$117,120.00)
6901-000 - Interest Transfer to Reserves	(\$1,384.72)	\$0.00	(\$1,384.72)	(\$18,591.49)	\$0.00	(\$18,591.49)	\$0.00
Total Revenues	\$45,752.72	\$45,750.10	\$2.62	\$549,095.18	\$549,001.42	\$93.76	\$549,001.42
Total Income	\$45,752.72	\$45,750.10	\$2.62	\$549,095.18	\$549,001.42	\$93.76	\$549,001.42
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,220.45	\$1,212.63	(\$7.82)	\$14,167.53	\$14,552.00	\$384.47	\$14,552.00
7110-001 - Insurance-Workers Comp	\$0.00	\$60.38	\$60.38	\$169.72	\$725.00	\$555.28	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$115.87	\$115.87	\$0.00	\$1,390.00	\$1,390.00	\$1,390.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$333.37	\$333.37	\$0.00	\$4,000.00	\$4,000.00	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.15	\$5.15	\$61.25	\$61.25	\$0.00	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$29.13	\$29.13	\$350.00	\$350.00	\$0.00	\$350.00
7410-000 - Management Fee	\$2,357.08	\$2,357.12	\$0.04	\$28,284.96	\$28,285.00	\$0.04	\$28,285.00
7510-000 - Admin Expenses-General	\$614.55	\$333.37	(\$281.18)	\$4,468.32	\$4,000.00	(\$468.32)	\$4,000.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$214.00	\$300.00	\$86.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$0.00	\$33.37	\$33.37	\$194.96	\$400.00	\$205.04	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$12.12	\$12.12	\$0.00	\$145.00	\$145.00	\$145.00
7810-000 - Uncollectible Assessments	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00	(\$5.00)	\$0.00
Total Administrative	\$4,192.08	\$4,517.51	\$325.43	\$47,915.74	\$54,208.25	\$6,292.51	\$54,208.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$10,389.52	\$10,692.94	\$303.42	\$124,674.24	\$128,315.17	\$3,640.93	\$128,315.17
8110-000 - Repair & Maintenance-General	(\$1,618.00)	\$440.38	\$2,058.38	\$10,953.63	\$5,285.00	(\$5,668.63)	\$5,285.00
8110-018 - R&M-Sidewalks	\$0.00	\$1,250.00	\$1,250.00	\$12,732.00	\$15,000.00	\$2,268.00	\$15,000.00
8210-000 - Grounds Maintenance-General	\$27,332.00	\$13,333.37	(\$13,998.63)	\$167,540.00	\$160,000.00	(\$7,540.00)	\$160,000.00
8210-004 - Grounds-Trees	\$2,300.00	\$750.00	(\$1,550.00)	\$10,460.00	\$9,000.00	(\$1,460.00)	\$9,000.00
8210-009 - Grounds-Irrigation Repairs	\$3,562.95	\$916.63	(\$2,646.32)	\$14,306.70	\$11,000.00	(\$3,306.70)	\$11,000.00
8210-012 - Grounds-Lake Treatments	\$255.25	\$256.25	\$1.00	\$3,063.00	\$3,075.00	\$12.00	\$3,075.00
8312-000 - Pool-Service-General	\$575.00	\$616.63	\$41.63	\$8,417.74	\$7,400.00	(\$1,017.74)	\$7,400.00
8312-010 - Pool-Restroom Cleaning	\$5.00	\$333.37	\$328.37	\$2,535.00	\$4,000.00	\$1,465.00	\$4,000.00
8710-003 - Utilities-Electric-Street Lights	\$1,629.42	\$1,575.00	(\$54.42)	\$19,485.95	\$18,900.00	(\$585.95)	\$18,900.00
8710-004 - Utilities-Electric-Pool	\$424.00	\$250.00	(\$174.00)	\$3,932.30	\$3,000.00	(\$932.30)	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$200.53	\$83.37	(\$117.16)	\$1,383.10	\$1,000.00	(\$383.10)	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,845.04	\$2,684.87	(\$160.17)	\$34,140.48	\$32,218.00	(\$1,922.48)	\$32,218.00

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Budget Comparison Report
12/1/2025 - 12/31/2025

	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
8710-012 - Utilities-Cable TV	\$7,511.76	\$7,400.00	(\$111.76)	\$90,141.12	\$88,800.00	(\$1,341.12)	\$88,800.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$972.75	\$650.00	(\$322.75)	\$8,401.33	\$7,800.00	(\$601.33)	\$7,800.00
Total Services & Utilities	\$56,385.22	\$41,232.81	(\$15,152.41)	\$512,166.59	\$494,793.17	(\$17,373.42)	\$494,793.17
Total Expense	\$60,577.30	\$45,750.32	(\$14,826.98)	\$560,082.33	\$549,001.42	(\$11,080.91)	\$549,001.42
Operating Net Income	(\$14,824.58)	(\$0.22)	(\$14,824.36)	(\$10,987.15)	\$0.00	(\$10,987.15)	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9620-000 - Reserve Expense-Painting	\$33,000.00	\$0.00	(\$33,000.00)	\$56,500.00	\$0.00	(\$56,500.00)	\$0.00
9690-000 - Reserve Expense-Pooling	\$14,733.67	\$0.00	(\$14,733.67)	\$64,768.29	\$0.00	(\$64,768.29)	\$0.00
9900-000 - Reserve Expense-Funding	(\$47,733.67)	\$0.00	\$47,733.67	(\$121,268.29)	\$0.00	\$121,268.29	\$0.00
Total Reserve Expense	\$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	(\$14,824.58)	(\$0.22)	(\$14,824.36)	(\$10,987.15)	\$0.00	(\$10,987.15)	\$0.00