



MANAGEMENT AND ASSOCIATES

Community Association Management

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

FINANCIAL STATEMENT UNAUDITED

July 2025

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.

Balance Sheet

7/31/2025

Assets

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$44,230.09	
1110-000 - A/R-Maintenance Fees	\$2,298.00	
1190-000 - Allowance for Bad Debts/Prov for Uncollect	\$5.00	
1410-000 - Prepaid Insurance-General	\$11,487.02	
1420-000 - Prepaid Expense	\$35,566.00	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$97,137.05

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$409,528.45	
1041-011 - Cash-J.P.MorganChase	\$70,057.96	
1041-015 - Centennial Bank MMA	\$109,090.53	
<u>Reserve Total</u>		<u>\$588,676.94</u>

Assets Total

\$685,813.99

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$12,781.30	
2011-000 - Accounts Payable-Accrued	\$3,070.04	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$16,953.57</u>	
<u>Operating Total</u>		\$32,804.91

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	\$43,320.63	
3090-000 - Reserve Fund-Pooling	\$542,417.04	
<u>Reserve Total</u>		\$588,676.94

Retained Earnings

\$60,739.02

Net Income

\$3,593.12

Liabilities & Equity Total

\$685,813.99

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			
	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)	\$320,250.00	\$320,250.84	(\$0.84)	\$549,001.42
6070-000 - Interest Income-Operating	\$2.66	\$0.00	\$2.66	\$25.27	\$0.00	\$25.27	\$0.00
6071-000 - Interest Income-Reserve	\$1,146.20	\$0.00	\$1,146.20	\$8,035.26	\$0.00	\$8,035.26	\$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	\$68,320.00	\$68,320.00	\$0.00	\$117,120.00
6900-000 - Income Transfer to Resv Funds	(\$9,760.00)	(\$9,760.00)	\$0.00	(\$68,320.00)	(\$68,320.00)	\$0.00	(\$117,120.00)
6901-000 - Interest Transfer to Reserves	(\$1,146.20)	\$0.00	(\$1,146.20)	(\$8,035.26)	\$0.00	(\$8,035.26)	\$0.00
<u>Total Revenues</u>	\$45,752.66	\$45,750.12	\$2.54	\$320,285.27	\$320,250.84	\$34.43	\$549,001.42
Total Income	\$45,752.66	\$45,750.12	\$2.54	\$320,285.27	\$320,250.84	\$34.43	\$549,001.42
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,220.45	\$1,212.67	(\$7.78)	\$8,065.28	\$8,488.69	\$423.41	\$14,552.00
7110-001 - Insurance-Workers Comp	\$0.00	\$60.42	\$60.42	\$169.72	\$422.94	\$253.22	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$115.83	\$115.83	\$0.00	\$810.81	\$810.81	\$1,390.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$333.33	\$333.33	\$0.00	\$2,333.31	\$2,333.31	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$35.70	(\$25.55)	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$350.00	\$204.19	(\$145.81)	\$350.00
7410-000 - Management Fee	\$2,357.08	\$2,357.08	\$0.00	\$16,499.56	\$16,499.56	\$0.00	\$28,285.00
7510-000 - Admin Expenses-General	\$513.61	\$333.33	(\$180.28)	\$2,100.44	\$2,333.31	\$232.87	\$4,000.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$175.00	\$175.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$167.81	\$33.33	(\$134.48)	\$194.96	\$233.31	\$38.35	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$12.08	\$12.08	\$0.00	\$84.56	\$84.56	\$145.00
<u>Total Administrative</u>	\$4,258.95	\$4,517.34	\$258.39	\$27,441.21	\$31,621.38	\$4,180.17	\$54,208.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$10,389.52	\$10,692.93	\$303.41	\$72,726.64	\$74,850.51	\$2,123.87	\$128,315.17
8110-000 - Repair & Maintenance-General	\$1,291.09	\$440.42	(\$850.67)	\$7,322.83	\$3,082.94	(\$4,239.89)	\$5,285.00
8110-018 - R&M-Sidewalks	\$12,732.00	\$1,250.00	(\$11,482.00)	\$12,732.00	\$8,750.00	(\$3,982.00)	\$15,000.00
8210-000 - Grounds Maintenance-General	\$13,566.00	\$13,333.33	(\$232.67)	\$84,919.00	\$93,333.31	\$8,414.31	\$160,000.00
8210-004 - Grounds-Trees	\$0.00	\$750.00	\$750.00	\$5,825.00	\$5,250.00	(\$575.00)	\$9,000.00
8210-009 - Grounds-Irrigation Repairs	\$1,107.75	\$916.67	(\$191.08)	\$5,823.25	\$6,416.69	\$593.44	\$11,000.00
8210-012 - Grounds-Lake Treatments	\$255.25	\$256.25	\$1.00	\$1,786.75	\$1,793.75	\$7.00	\$3,075.00
8312-000 - Pool-Service-General	\$575.00	\$616.67	\$41.67	\$4,865.74	\$4,316.69	(\$549.05)	\$7,400.00
8312-010 - Pool-Restroom Cleaning	\$230.00	\$333.33	\$103.33	\$1,610.00	\$2,333.31	\$723.31	\$4,000.00
8710-003 - Utilities-Electric-Street Lights	\$1,630.35	\$1,575.00	(\$55.35)	\$11,336.68	\$11,025.00	(\$311.68)	\$18,900.00
8710-004 - Utilities-Electric-Pool	\$132.33	\$250.00	\$117.67	\$2,131.30	\$1,750.00	(\$381.30)	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$83.33	\$83.33	\$696.63	\$583.31	(\$113.32)	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,845.04	\$2,684.83	(\$160.21)	\$19,915.28	\$18,793.81	(\$1,121.47)	\$32,218.00
8710-012 - Utilities-Cable TV	\$7,511.76	\$7,400.00	(\$111.76)	\$52,582.32	\$51,800.00	(\$782.32)	\$88,800.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$488.27	\$650.00	\$161.73	\$4,977.52	\$4,550.00	(\$427.52)	\$7,800.00
<u>Total Services & Utilities</u>	\$52,754.36	\$41,232.76	(\$11,521.60)	\$289,250.94	\$288,629.32	(\$621.62)	\$494,793.17

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Budget Comparison Report
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expense	\$57,013.31	\$45,750.10	(\$11,263.21)	\$316,692.15	\$320,250.70	\$3,558.55	\$549,001.42
Operating Net Income	(\$11,260.65)	\$0.02	(\$11,260.67)	\$3,593.12	\$0.14	\$3,592.98	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9690-000 - Reserve Expense-Pooling	\$21,470.60	\$0.00	(\$21,470.60)	\$36,559.10	\$0.00	(\$36,559.10)	\$0.00
9900-000 - Reserve Expense-Funding	(\$21,470.60)	\$0.00	\$21,470.60	(\$36,559.10)	\$0.00	\$36,559.10	\$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	(\$11,260.65)	\$0.02	(\$11,260.67)	\$3,593.12	\$0.14	\$3,592.98	\$0.00