



MANAGEMENT AND ASSOCIATES

Community Association Management

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

FINANCIAL STATEMENT UNAUDITED

JULY 2026

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Balance Sheet
7/31/2026

Assets

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$61,474.29	
1110-000 - A/R-Maintenance Fees	\$3,365.00	
1410-000 - Prepaid Insurance-General	\$13,407.65	
1420-000 - Prepaid Expense	\$187.75	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$81,985.63

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$157,780.03	
1041-006 - Cash-MMA-Charles Schwab	\$410,817.52	
<u>Reserve Total</u>		<u>\$568,597.55</u>

Assets Total

\$650,583.18

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$520.00	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$23,711.45</u>	
<u>Operating Total</u>		\$24,231.45

Reserve

3061-000 - Reserve Fund-Legal/Prof	\$481.40	
3069-001 - Reserve Fund-Mailboxes	\$1,681.31	
3080-000 - Reserve Fund-Interest	\$61,465.51	
3090-000 - Reserve Fund-Pooling	\$504,969.33	
<u>Reserve Total</u>		\$568,597.55

Retained Earnings

\$36,751.87

Net Income

\$21,002.31

Liabilities & Equity Total

\$650,583.18

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026			1/1/2026 - 7/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$47,092.00	\$46,988.79	\$103.21	\$329,644.00	\$328,921.53	\$722.47	\$563,865.45
6070-000 - Interest Income-Operating	\$3.65	\$0.00	\$3.65	\$25.27	\$0.00	\$25.27	\$0.00
6071-000 - Interest Income-Reserve	\$407.33	\$833.33	(\$426.00)	\$7,588.65	\$5,833.31	\$1,755.34	\$10,000.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$70.67	\$0.00	\$70.67	\$0.00
6083-099 - Other Income-Pre-Lien	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$10,248.00	\$10,248.00	\$0.00	\$71,736.00	\$71,736.00	\$0.00	\$122,976.00
6900-000 - Income Transfer to Resv Funds	(\$10,248.00)	(\$10,248.00)	\$0.00	(\$71,736.00)	(\$71,736.00)	\$0.00	(\$122,976.00)
6901-000 - Interest Transfer to Reserves	(\$407.33)	(\$833.33)	\$426.00	(\$7,588.65)	(\$5,833.31)	(\$1,755.34)	(\$10,000.00)
<u>Total Revenues</u>	\$47,145.65	\$46,988.79	\$156.86	\$329,789.94	\$328,921.53	\$868.41	\$563,865.45
Total Income	\$47,145.65	\$46,988.79	\$156.86	\$329,789.94	\$328,921.53	\$868.41	\$563,865.45
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,220.45	\$1,324.08	\$103.63	\$8,543.15	\$9,268.56	\$725.41	\$15,889.00
7110-001 - Insurance-Workers Comp	\$0.00	\$48.17	\$48.17	\$0.00	\$337.19	\$337.19	\$578.00
7210-000 - Legal/Prof/Resv Analysis	\$270.00	\$333.33	\$63.33	\$1,560.00	\$2,333.31	\$773.31	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.75	\$8.75	\$61.25	\$61.25	\$0.00	\$105.00
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$350.00	\$204.19	(\$145.81)	\$350.00
7410-000 - Management Fee	\$2,474.93	\$2,474.93	\$0.00	\$17,324.51	\$17,324.51	\$0.00	\$29,699.21
7510-000 - Admin Expenses-General	\$170.88	\$300.00	\$129.12	\$1,837.22	\$2,100.00	\$262.78	\$3,600.00
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	\$187.00	\$41.67	(\$145.33)	\$187.00	\$291.69	\$104.69	\$500.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$50.00	\$16.67	(\$33.33)	\$50.00	\$116.69	\$66.69	\$200.00
<u>Total Administrative</u>	\$4,373.26	\$4,601.77	\$228.51	\$29,913.13	\$32,212.39	\$2,299.26	\$55,221.21
<u>Services & Utilities</u>							
8011-000 - ELV Community Association	\$10,389.52	\$10,389.52	\$0.00	\$72,726.64	\$72,726.64	\$0.00	\$124,674.24
8110-000 - Repair & Maintenance-General	\$2,147.78	\$1,250.00	(\$897.78)	\$5,179.11	\$8,750.00	\$3,570.89	\$15,000.00
8110-018 - R&M-Sidewalks	\$0.00	\$1,250.00	\$1,250.00	\$6,892.00	\$8,750.00	\$1,858.00	\$15,000.00
8210-000 - Grounds Maintenance-General	\$11,760.96	\$12,500.00	\$739.04	\$83,058.96	\$87,500.00	\$4,441.04	\$150,000.00
8210-004 - Grounds-Trees	\$1,700.00	\$1,050.00	(\$650.00)	\$6,190.00	\$7,350.00	\$1,160.00	\$12,600.00
8210-009 - Grounds-Irrigation Repairs	\$1,882.75	\$916.67	(\$966.08)	\$4,572.75	\$6,416.69	\$1,843.94	\$11,000.00
8210-012 - Grounds-Lake Treatments	\$255.25	\$416.67	\$161.42	\$1,786.75	\$2,916.69	\$1,129.94	\$5,000.00
8312-000 - Pool-Service-General	\$600.00	\$683.33	\$83.33	\$4,357.99	\$4,783.31	\$425.32	\$8,200.00
8312-010 - Pool-Restroom Cleaning	\$235.00	\$276.67	\$41.67	\$1,645.00	\$1,936.69	\$291.69	\$3,320.00
8710-003 - Utilities-Electric-Street Lights	\$1,623.87	\$1,658.00	\$34.13	\$9,685.30	\$11,606.00	\$1,920.70	\$19,896.00
8710-004 - Utilities-Electric-Pool	\$0.00	\$317.33	\$317.33	\$1,999.98	\$2,221.31	\$221.33	\$3,808.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$132.33	\$132.33	\$628.87	\$926.31	\$297.44	\$1,588.00
8710-011 - Utilities-Refuse Removal	\$2,845.04	\$2,987.00	\$141.96	\$19,915.28	\$20,909.00	\$993.72	\$35,844.00
8710-012 - Utilities-Cable TV	\$7,890.66	\$7,887.33	(\$3.33)	\$55,234.62	\$55,211.31	(\$23.31)	\$94,648.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$0.00	\$672.17	\$672.17	\$5,001.25	\$4,705.19	(\$296.06)	\$8,066.00
<u>Total Services & Utilities</u>	\$41,330.83	\$42,387.02	\$1,056.19	\$278,874.50	\$296,709.14	\$17,834.64	\$508,644.24
Total Expense	\$45,704.09	\$46,988.79	\$1,284.70	\$308,787.63	\$328,921.53	\$20,133.90	\$563,865.45
Operating Net Income	\$1,441.56	\$0.00	\$1,441.56	\$21,002.31	\$0.00	\$21,002.31	\$0.00

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Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026			1/1/2026 - 7/31/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
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	\$1,441.56	\$0.00	\$1,441.56	\$21,002.31	\$0.00	\$21,002.31	\$0.00