



MANAGEMENT AND ASSOCIATES

Community Association Management

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

FINANCIAL STATEMENT UNAUDITED

JUNE 2026

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Balance Sheet
6/30/2026

Assets

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$60,946.97	
1110-000 - A/R-Maintenance Fees	\$3,331.12	
1410-000 - Prepaid Insurance-General	\$14,628.10	
1420-000 - Prepaid Expense	\$1,811.62	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$84,268.75

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$147,124.70	
1041-006 - Cash-MMA-Charles Schwab	\$410,817.52	
<u>Reserve Total</u>		<u>\$557,942.22</u>

Assets Total

\$642,210.97

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$2,759.68	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$25,196.45</u>	
<u>Operating Total</u>		\$27,956.13

Reserve

3061-000 - Reserve Fund-Legal/Prof	\$481.40	
3069-001 - Reserve Fund-Mailboxes	\$1,681.31	
3080-000 - Reserve Fund-Interest	\$61,058.18	
3090-000 - Reserve Fund-Pooling	\$494,721.33	
<u>Reserve Total</u>		\$557,942.22

Retained Earnings

\$36,751.87

Net Income

\$19,560.75

Liabilities & Equity Total

\$642,210.97

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026			1/1/2026 - 6/30/2026			
	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	\$282,552.00	\$281,932.74	\$619.26	\$563,865.45
6070-000 - Interest Income-Operating	\$4.71	\$0.00	\$4.71	\$21.62	\$0.00	\$21.62	\$0.00
6071-000 - Interest Income-Reserve	\$552.50	\$833.33	(\$280.83)	\$7,181.32	\$4,999.98	\$2,181.34	\$10,000.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$70.67	\$0.00	\$70.67	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$10,248.00	\$10,248.00	\$0.00	\$61,488.00	\$61,488.00	\$0.00	\$122,976.00
6900-000 - Income Transfer to Resv Funds	(\$10,248.00)	(\$10,248.00)	\$0.00	(\$61,488.00)	(\$61,488.00)	\$0.00	(\$122,976.00)
6901-000 - Interest Transfer to Reserves	(\$552.50)	(\$833.33)	\$280.83	(\$7,181.32)	(\$4,999.98)	(\$2,181.34)	(\$10,000.00)
<u>Total Revenues</u>	\$47,096.71	\$46,988.79	\$107.92	\$282,644.29	\$281,932.74	\$711.55	\$563,865.45
Total Income	\$47,096.71	\$46,988.79	\$107.92	\$282,644.29	\$281,932.74	\$711.55	\$563,865.45
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,220.45	\$1,324.08	\$103.63	\$7,322.70	\$7,944.48	\$621.78	\$15,889.00
7110-001 - Insurance-Workers Comp	\$0.00	\$48.17	\$48.17	\$0.00	\$289.02	\$289.02	\$578.00
7210-000 - Legal/Prof/Resv Analysis	\$1,230.00	\$333.33	(\$896.67)	\$1,290.00	\$1,999.98	\$709.98	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.75	\$8.75	\$61.25	\$52.50	(\$8.75)	\$105.00
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$350.00	\$175.02	(\$174.98)	\$350.00
7410-000 - Management Fee	\$2,474.93	\$2,474.93	\$0.00	\$14,849.58	\$14,849.58	\$0.00	\$29,699.21
7510-000 - Admin Expenses-General	\$286.76	\$300.00	\$13.24	\$1,666.34	\$1,800.00	\$133.66	\$3,600.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$150.00	\$150.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$16.67	\$16.67	\$0.00	\$100.02	\$100.02	\$200.00
<u>Total Administrative</u>	\$5,212.14	\$4,601.77	(\$610.37)	\$25,539.87	\$27,610.62	\$2,070.75	\$55,221.21
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$10,389.52	\$10,389.52	\$0.00	\$62,337.12	\$62,337.12	\$0.00	\$124,674.24
8110-000 - Repair & Maintenance-General	(\$350.00)	\$1,250.00	\$1,600.00	\$3,031.33	\$7,500.00	\$4,468.67	\$15,000.00
8110-018 - R&M-Sidewalks	\$6,892.00	\$1,250.00	(\$5,642.00)	\$6,892.00	\$7,500.00	\$608.00	\$15,000.00
8210-000 - Grounds Maintenance-General	\$12,048.00	\$12,500.00	\$452.00	\$71,298.00	\$75,000.00	\$3,702.00	\$150,000.00
8210-004 - Grounds-Trees	\$0.00	\$1,050.00	\$1,050.00	\$4,490.00	\$6,300.00	\$1,810.00	\$12,600.00
8210-009 - Grounds-Irrigation Repairs	\$252.75	\$916.67	\$663.92	\$2,690.00	\$5,500.02	\$2,810.02	\$11,000.00
8210-012 - Grounds-Lake Treatments	\$255.25	\$416.67	\$161.42	\$1,531.50	\$2,500.02	\$968.52	\$5,000.00
8312-000 - Pool-Service-General	\$600.00	\$683.33	\$83.33	\$3,757.99	\$4,099.98	\$341.99	\$8,200.00
8312-010 - Pool-Restroom Cleaning	\$235.00	\$276.67	\$41.67	\$1,410.00	\$1,660.02	\$250.02	\$3,320.00
8710-003 - Utilities-Electric-Street Lights	\$1,623.87	\$1,658.00	\$34.13	\$8,061.43	\$9,948.00	\$1,886.57	\$19,896.00
8710-004 - Utilities-Electric-Pool	\$342.31	\$317.33	(\$24.98)	\$1,999.98	\$1,903.98	(\$96.00)	\$3,808.00
8710-007 - Utilities-Sewer & Water	\$200.53	\$132.33	(\$68.20)	\$628.87	\$793.98	\$165.11	\$1,588.00
8710-011 - Utilities-Refuse Removal	\$2,845.04	\$2,987.00	\$141.96	\$17,070.24	\$17,922.00	\$851.76	\$35,844.00
8710-012 - Utilities-Cable TV	\$7,890.66	\$7,887.33	(\$3.33)	\$47,343.96	\$47,323.98	(\$19.98)	\$94,648.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$607.74	\$672.17	\$64.43	\$5,001.25	\$4,033.02	(\$968.23)	\$8,066.00
<u>Total Services & Utilities</u>	\$43,832.67	\$42,387.02	(\$1,445.65)	\$237,543.67	\$254,322.12	\$16,778.45	\$508,644.24
Total Expense	\$49,044.81	\$46,988.79	(\$2,056.02)	\$263,083.54	\$281,932.74	\$18,849.20	\$563,865.45
Operating Net Income	(\$1,948.10)	\$0.00	(\$1,948.10)	\$19,560.75	\$0.00	\$19,560.75	\$0.00

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6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026			1/1/2026 - 6/30/2026			
	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	\$5,275.00	\$0.00	(\$5,275.00)	\$50,051.08	\$0.00	(\$50,051.08)	\$0.00
9900-000 - Reserve Expense-Funding	(\$5,275.00)	\$0.00	\$5,275.00	(\$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	(\$1,948.10)	\$0.00	(\$1,948.10)	\$19,560.75	\$0.00	\$19,560.75	\$0.00