



MANAGEMENT AND ASSOCIATES

Community Association Management

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

FINANCIAL STATEMENT UNAUDITED

MAY 2026

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Balance Sheet
5/31/2026

Assets

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$75,310.72	
1110-000 - A/R-Maintenance Fees	\$3,752.78	
1410-000 - Prepaid Insurance-General	\$15,848.55	
1420-000 - Prepaid Expense	\$21,455.62	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$119,918.61

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$461,078.49	
1041-015 - Centennial Bank MMA	\$110,982.23	
<u>Reserve Total</u>		<u>\$572,060.72</u>

Assets Total

\$691,979.33

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$35,987.44	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$25,670.45</u>	
<u>Operating Total</u>		\$61,657.89

Reserve

3061-000 - Reserve Fund-Legal/Prof	\$481.40	
3069-001 - Reserve Fund-Mailboxes	\$1,681.31	
3080-000 - Reserve Fund-Interest	\$60,505.68	
3090-000 - Reserve Fund-Pooling	\$509,392.33	
<u>Reserve Total</u>		\$572,060.72

Retained Earnings

\$36,751.87

Net Income

\$21,508.85

Liabilities & Equity Total

\$691,979.33

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026			1/1/2026 - 5/31/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$47,092.00	\$46,988.79	\$103.21	\$235,460.00	\$234,943.95	\$516.05	\$563,865.45
6070-000 - Interest Income-Operating	\$3.19	\$0.00	\$3.19	\$16.91	\$0.00	\$16.91	\$0.00
6071-000 - Interest Income-Reserve	\$1,306.06	\$833.33	\$472.73	\$6,628.82	\$4,166.65	\$2,462.17	\$10,000.00
6076-000 - Interest Income-Owner	\$11.12	\$0.00	\$11.12	\$70.67	\$0.00	\$70.67	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$10,248.00	\$10,248.00	\$0.00	\$51,240.00	\$51,240.00	\$0.00	\$122,976.00
6900-000 - Income Transfer to Resv Funds	(\$10,248.00)	(\$10,248.00)	\$0.00	(\$51,240.00)	(\$51,240.00)	\$0.00	(\$122,976.00)
6901-000 - Interest Transfer to Reserves	(\$1,306.06)	(\$833.33)	(\$472.73)	(\$6,628.82)	(\$4,166.65)	(\$2,462.17)	(\$10,000.00)
<u>Total Revenues</u>	<u>\$47,106.31</u>	<u>\$46,988.79</u>	<u>\$117.52</u>	<u>\$235,547.58</u>	<u>\$234,943.95</u>	<u>\$603.63</u>	<u>\$563,865.45</u>
Total Income	\$47,106.31	\$46,988.79	\$117.52	\$235,547.58	\$234,943.95	\$603.63	\$563,865.45
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,220.45	\$1,324.08	\$103.63	\$6,102.25	\$6,620.40	\$518.15	\$15,889.00
7110-001 - Insurance-Workers Comp	\$0.00	\$48.17	\$48.17	\$0.00	\$240.85	\$240.85	\$578.00
7210-000 - Legal/Prof/Resv Analysis	\$60.00	\$333.33	\$273.33	\$60.00	\$1,666.65	\$1,606.65	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.75	\$8.75	\$61.25	\$43.75	(\$17.50)	\$105.00
7310-006 - Taxes-Pool Permit	\$350.00	\$29.17	(\$320.83)	\$350.00	\$145.85	(\$204.15)	\$350.00
7410-000 - Management Fee	\$2,474.93	\$2,474.93	\$0.00	\$12,374.65	\$12,374.65	\$0.00	\$29,699.21
7510-000 - Admin Expenses-General	\$252.33	\$300.00	\$47.67	\$1,379.58	\$1,500.00	\$120.42	\$3,600.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$0.00	\$125.00	\$125.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$16.67	\$16.67	\$0.00	\$83.35	\$83.35	\$200.00
<u>Total Administrative</u>	<u>\$4,357.71</u>	<u>\$4,601.77</u>	<u>\$244.06</u>	<u>\$20,327.73</u>	<u>\$23,008.85</u>	<u>\$2,681.12</u>	<u>\$55,221.21</u>
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$10,389.52	\$10,389.52	\$0.00	\$51,947.60	\$51,947.60	\$0.00	\$124,674.24
8110-000 - Repair & Maintenance-General	\$350.00	\$1,250.00	\$900.00	\$3,381.33	\$6,250.00	\$2,868.67	\$15,000.00
8110-018 - R&M-Sidewalks	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$6,250.00	\$6,250.00	\$15,000.00
8210-000 - Grounds Maintenance-General	\$11,250.00	\$12,500.00	\$1,250.00	\$59,250.00	\$62,500.00	\$3,250.00	\$150,000.00
8210-004 - Grounds-Trees	\$4,490.00	\$1,050.00	(\$3,440.00)	\$4,490.00	\$5,250.00	\$760.00	\$12,600.00
8210-009 - Grounds-Irrigation Repairs	\$1,527.75	\$916.67	(\$611.08)	\$2,437.25	\$4,583.35	\$2,146.10	\$11,000.00
8210-012 - Grounds-Lake Treatments	\$255.25	\$416.67	\$161.42	\$1,276.25	\$2,083.35	\$807.10	\$5,000.00
8312-000 - Pool-Service-General	\$670.68	\$683.33	\$12.65	\$3,157.99	\$3,416.65	\$258.66	\$8,200.00
8312-010 - Pool-Restroom Cleaning	\$235.00	\$276.67	\$41.67	\$1,175.00	\$1,383.35	\$208.35	\$3,320.00
8710-003 - Utilities-Electric-Street Lights	\$1,623.87	\$1,658.00	\$34.13	\$6,437.56	\$8,290.00	\$1,852.44	\$19,896.00
8710-004 - Utilities-Electric-Pool	\$262.69	\$317.33	\$54.64	\$1,657.67	\$1,586.65	(\$71.02)	\$3,808.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$132.33	\$132.33	\$428.34	\$661.65	\$233.31	\$1,588.00
8710-011 - Utilities-Refuse Removal	\$2,845.04	\$2,987.00	\$141.96	\$14,225.20	\$14,935.00	\$709.80	\$35,844.00
8710-012 - Utilities-Cable TV	\$7,890.66	\$7,887.33	(\$3.33)	\$39,453.30	\$39,436.65	(\$16.65)	\$94,648.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$764.89	\$672.17	(\$92.72)	\$4,393.51	\$3,360.85	(\$1,032.66)	\$8,066.00
<u>Total Services & Utilities</u>	<u>\$42,555.35</u>	<u>\$42,387.02</u>	<u>(\$168.33)</u>	<u>\$193,711.00</u>	<u>\$211,935.10</u>	<u>\$18,224.10</u>	<u>\$508,644.24</u>
Total Expense	\$46,913.06	\$46,988.79	\$75.73	\$214,038.73	\$234,943.95	\$20,905.22	\$563,865.45

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5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026			1/1/2026 - 5/31/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$193.25	\$0.00	\$193.25	\$21,508.85	\$0.00	\$21,508.85	\$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	\$22,451.08	\$0.00	(\$22,451.08)	\$44,776.08	\$0.00	(\$44,776.08)	\$0.00
9900-000 - Reserve Expense-Funding	(\$22,451.08)	\$0.00	\$22,451.08	(\$59,776.08)	\$0.00	\$59,776.08	\$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	\$193.25	\$0.00	\$193.25	\$21,508.85	\$0.00	\$21,508.85	\$0.00