



MANAGEMENT AND ASSOCIATES

Community Association Management

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

FINANCIAL STATEMENT UNAUDITED

NOVEMBER 2025

Prepared by:

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

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Balance Sheet
11/30/2025

Assets

Operating

1010-005 - Cash-Checking-Servis1st Bank	\$44,633.90	
1110-000 - A/R-Maintenance Fees	\$2,336.25	
1410-000 - Prepaid Insurance-General	\$6,605.22	
1420-000 - Prepaid Expense	\$26,566.00	
1500-001 - Utility Deposits-Electric	<u>\$3,550.94</u>	
<u>Operating Total</u>		\$83,692.31

Reserve

1041-005 - Cash-MMA-Servis1st Bank	\$480,904.76	
1041-015 - Centennial Bank MMA	\$110,008.17	
<u>Reserve Total</u>		<u>\$590,912.93</u>

Assets Total

\$674,605.24

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$5,464.41	
2011-000 - Accounts Payable-Accrued	\$225.00	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$13,426.45</u>	
<u>Operating Total</u>		\$19,115.86

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	\$52,492.14	
3090-000 - Reserve Fund-Pooling	\$535,481.52	
<u>Reserve Total</u>		\$590,912.93

Retained Earnings

\$60,739.02

Net Income

\$3,837.43

Liabilities & Equity Total

\$674,605.24

Cross Creek At East Lake Woodlands Homeowners Association, Inc.
Budget Comparison Report
11/1/2025 - 11/30/2025

	11/1/2025 - 11/30/2025			1/1/2025 - 11/30/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$45,750.00	\$45,750.12	(\$0.12)	\$503,250.00	\$503,251.32	(\$1.32)	\$549,001.42
6070-000 - Interest Income-Operating	\$2.84	\$0.00	\$2.84	\$35.16	\$0.00	\$35.16	\$0.00
6071-000 - Interest Income-Reserve	\$1,667.66	\$0.00	\$1,667.66	\$17,206.77	\$0.00	\$17,206.77	\$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	\$107,360.00	\$107,360.00	\$0.00	\$117,120.00
6900-000 - Income Transfer to Resv Funds	(\$9,760.00)	(\$9,760.00)	\$0.00	(\$107,360.00)	(\$107,360.00)	\$0.00	(\$117,120.00)
6901-000 - Interest Transfer to Reserves	(\$1,667.66)	\$0.00	(\$1,667.66)	(\$17,206.77)	\$0.00	(\$17,206.77)	\$0.00
<u>Total Revenues</u>	\$45,752.84	\$45,750.12	\$2.72	\$503,342.46	\$503,251.32	\$91.14	\$549,001.42
Total Income	\$45,752.84	\$45,750.12	\$2.72	\$503,342.46	\$503,251.32	\$91.14	\$549,001.42
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,220.45	\$1,212.67	(\$7.78)	\$12,947.08	\$13,339.37	\$392.29	\$14,552.00
7110-001 - Insurance-Workers Comp	\$0.00	\$60.42	\$60.42	\$169.72	\$664.62	\$494.90	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$115.83	\$115.83	\$0.00	\$1,274.13	\$1,274.13	\$1,390.00
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$333.33	\$333.33	\$0.00	\$3,666.63	\$3,666.63	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$61.25	\$56.10	(\$5.15)	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$29.17	\$29.17	\$350.00	\$320.87	(\$29.13)	\$350.00
7410-000 - Management Fee	\$2,357.08	\$2,357.08	\$0.00	\$25,927.88	\$25,927.88	\$0.00	\$28,285.00
7510-000 - Admin Expenses-General	\$1,101.60	\$333.33	(\$768.27)	\$3,853.77	\$3,666.63	(\$187.14)	\$4,000.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$25.00	\$25.00	\$214.00	\$275.00	\$61.00	\$300.00
7510-011 - Admin Expenses-Web Site	\$0.00	\$33.33	\$33.33	\$194.96	\$366.63	\$171.67	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$12.08	\$12.08	\$0.00	\$132.88	\$132.88	\$145.00
7810-000 - Uncollectible Assessments	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00	(\$5.00)	\$0.00
<u>Total Administrative</u>	\$4,679.13	\$4,517.34	(\$161.79)	\$43,723.66	\$49,690.74	\$5,967.08	\$54,208.25
<u>Services & Utilities</u>							
8011-000 - ELW Community Association	\$10,389.52	\$10,692.93	\$303.41	\$114,284.72	\$117,622.23	\$3,337.51	\$128,315.17
8110-000 - Repair & Maintenance-General	\$145.00	\$440.42	\$295.42	\$12,571.63	\$4,844.62	(\$7,727.01)	\$5,285.00
8110-018 - R&M-Sidewalks	\$0.00	\$1,250.00	\$1,250.00	\$12,732.00	\$13,750.00	\$1,018.00	\$15,000.00
8210-000 - Grounds Maintenance-General	\$13,566.00	\$13,333.33	(\$232.67)	\$140,208.00	\$146,666.63	\$6,458.63	\$160,000.00
8210-004 - Grounds-Trees	\$0.00	\$750.00	\$750.00	\$8,160.00	\$8,250.00	\$90.00	\$9,000.00
8210-009 - Grounds-Irrigation Repairs	\$1,680.00	\$916.67	(\$763.33)	\$10,743.75	\$10,083.37	(\$660.38)	\$11,000.00
8210-012 - Grounds-Lake Treatments	\$255.25	\$256.25	\$1.00	\$2,807.75	\$2,818.75	\$11.00	\$3,075.00
8312-000 - Pool-Service-General	\$1,050.00	\$616.67	(\$433.33)	\$7,842.74	\$6,783.37	(\$1,059.37)	\$7,400.00
8312-010 - Pool-Restroom Cleaning	\$230.00	\$333.33	\$103.33	\$2,530.00	\$3,666.63	\$1,136.63	\$4,000.00
8710-003 - Utilities-Electric-Street Lights	\$1,629.66	\$1,575.00	(\$54.66)	\$17,856.53	\$17,325.00	(\$531.53)	\$18,900.00
8710-004 - Utilities-Electric-Pool	\$383.41	\$250.00	(\$133.41)	\$3,508.30	\$2,750.00	(\$758.30)	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$0.00	\$83.33	\$83.33	\$1,182.57	\$916.63	(\$265.94)	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$2,845.04	\$2,684.83	(\$160.21)	\$31,295.44	\$29,533.13	(\$1,762.31)	\$32,218.00
8710-012 - Utilities-Cable TV	\$7,511.76	\$7,400.00	(\$111.76)	\$82,629.36	\$81,400.00	(\$1,229.36)	\$88,800.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$847.64	\$650.00	(\$197.64)	\$7,428.58	\$7,150.00	(\$278.58)	\$7,800.00

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	11/1/2025 - 11/30/2025			1/1/2025 - 11/30/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Services & Utilities</u>	\$40,533.28	\$41,232.76	\$699.48	\$455,781.37	\$453,560.36	(\$2,221.01)	\$494,793.17
Total Expense	\$45,212.41	\$45,750.10	\$537.69	\$499,505.03	\$503,251.10	\$3,746.07	\$549,001.42
Operating Net Income	\$540.43	\$0.02	\$540.41	\$3,837.43	\$0.22	\$3,837.21	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							
9620-000 - Reserve Expense-Painting	\$23,500.00	\$0.00	(\$23,500.00)	\$23,500.00	\$0.00	(\$23,500.00)	\$0.00
9690-000 - Reserve Expense-Pooling	\$6,821.52	\$0.00	(\$6,821.52)	\$50,034.62	\$0.00	(\$50,034.62)	\$0.00
9900-000 - Reserve Expense-Funding	(\$30,321.52)	\$0.00	\$30,321.52	(\$73,534.62)	\$0.00	\$73,534.62	\$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	\$540.43	\$0.02	\$540.41	\$3,837.43	\$0.22	\$3,837.21	\$0.00