MANAGEMENT AND ASSOCIATES
Community Association Management

# CROSS CREEK AT EAST LAKE WOODLANDS HOMEOWNERS ASSOCIATION, INC

FINANCIAL STATEMENT UNAUDITED

## OCTOBER 2025

Prepared by:

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

# Cross Creek At East Lake Woodlands Homeowners Association, Inc.
## Balance Sheet
## 10/31/2025

| | | | |
|---|---|---|---|
| **Assets** | | | |
| Operating | | | |
| 1010-005 - Cash-Checking-Servis1st Bank | $59,032.23 | | |
| 1110-000 - A/R-Maintenance Fees | $1,841.13 | | |
| 1410-000 - Prepaid Insurance-General | $7,825.67 | | |
| 1420-000 - Prepaid Expense | $26,566.00 | | |
| 1500-001 - Utility Deposits-Electric | $3,550.94 | | |
| Operating Total | | $98,815.97 | |
| Reserve | | | |
| 1041-005 - Cash-MMA-Servis1st Bank | $500,165.40 | | |
| 1041-015 - Centennial Bank MMA | $109,641.39 | | |
| Reserve Total | | $609,806.79 | |
| *Assets Total* | | | $708,622.76 |
| **Liabilities and Equity** | | | |
| Operating | | | |
| 2010-000 - Accounts Payable | $19,326.62 | | |
| 2011-000 - Accounts Payable-Accrued | $225.00 | | |
| 2450-000 - Unearned Revenue-Prepaid Maint Fees | $15,228.33 | | |
| Operating Total | | $34,779.95 | |
| 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 | $50,824.48 | | |
| 3090-000 - Reserve Fund-Pooling | $556,043.04 | | |
| Reserve Total | | $609,806.79 | |
| Retained Earnings | | $60,739.02 | |
| Net Income | | $3,297.00 | |
| *Liabilities & Equity Total* | | | $708,622.76 |

**Cross Creek At East Lake Woodlands Homeowners Association, Inc.**
**Budget Comparison Report**
**10/1/2025 - 10/31/2025**

| | 10/1/2025 - 10/31/2025 | | | 1/1/2025 - 10/31/2025 | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| **Income** | | | | | | | |
| Revenues | | | | | | | |
| 6010-000 - Maint Fee-Operating | $45,750.00 | $45,750.12 | ($0.12) | $457,500.00 | $457,501.20 | ($1.20) | $549,001.42 |
| 6070-000 - Interest Income-Operating | $2.41 | $0.00 | $2.41 | $32.32 | $0.00 | $32.32 | $0.00 |
| 6071-000 - Interest Income-Reserve | $1,508.98 | $0.00 | $1,508.98 | $15,539.11 | $0.00 | $15,539.11 | $0.00 |
| 6076-000 - Interest Income-Owner | $11.13 | $0.00 | $11.13 | $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 | $97,600.00 | $97,600.00 | $0.00 | $117,120.00 |
| 6900-000 - Income Transfer to Resv Funds | ($9,760.00) | ($9,760.00) | $0.00 | ($97,600.00) | ($97,600.00) | $0.00 | ($117,120.00) |
| 6901-000 - Interest Transfer to Reserves | ($1,508.98) | $0.00 | ($1,508.98) | ($15,539.11) | $0.00 | ($15,539.11) | $0.00 |
| Total Revenues | $45,763.54 | $45,750.12 | $13.42 | $457,589.62 | $457,501.20 | $88.42 | $549,001.42 |
| **Total Income** | $45,763.54 | $45,750.12 | $13.42 | $457,589.62 | $457,501.20 | $88.42 | $549,001.42 |
| **Expense** | | | | | | | |
| Administrative | | | | | | | |
| 7110-000 - Insurance-General | $1,220.45 | $1,212.67 | ($7.78) | $11,726.63 | $12,126.70 | $400.07 | $14,552.00 |
| 7110-001 - Insurance-Workers Comp | $0.00 | $60.42 | $60.42 | $169.72 | $604.20 | $434.48 | $725.00 |
| 7110-003 - Insurance-D&O | $0.00 | $115.83 | $115.83 | $0.00 | $1,158.30 | $1,158.30 | $1,390.00 |
| 7210-000 - Legal/Prof/Resv Analysis | $0.00 | $333.33 | $333.33 | $0.00 | $3,333.30 | $3,333.30 | $4,000.00 |
| 7310-002 - Taxes-Corp Annual | $0.00 | $5.10 | $5.10 | $61.25 | $51.00 | ($10.25) | $61.25 |
| 7310-006 - Taxes-Pool Permit | $0.00 | $29.17 | $29.17 | $350.00 | $291.70 | ($58.30) | $350.00 |
| 7410-000 - Management Fee | $2,357.08 | $2,357.08 | $0.00 | $23,570.80 | $23,570.80 | $0.00 | $28,285.00 |
| 7510-000 - Admin Expenses-General | $200.90 | $333.33 | $132.43 | $2,752.17 | $3,333.30 | $581.13 | $4,000.00 |
| 7510-001 - Admin Expenses-Annual Meeting | $214.00 | $25.00 | ($189.00) | $214.00 | $250.00 | $36.00 | $300.00 |
| 7510-011 - Admin Expenses-Web Site | $0.00 | $33.33 | $33.33 | $194.96 | $333.30 | $138.34 | $400.00 |
| 7510-099 - Admin Expenses-45 Day Pre-lien | $0.00 | $12.08 | $12.08 | $0.00 | $120.80 | $120.80 | $145.00 |
| 7810-000 - Uncollectible Assessments | $0.00 | $0.00 | $0.00 | $5.00 | $0.00 | ($5.00) | $0.00 |
| Total Administrative | $3,992.43 | $4,517.34 | $524.91 | $39,044.53 | $45,173.40 | $6,128.87 | $54,208.25 |
| Services & Utilities | | | | | | | |
| 8011-000 - ELW Community Association | $10,389.52 | $10,692.93 | $303.41 | $103,895.20 | $106,929.30 | $3,034.10 | $128,315.17 |
| 8110-000 - Repair & Maintenance-General | $1,451.18 | $440.42 | ($1,010.76) | $12,426.63 | $4,404.20 | ($8,022.43) | $5,285.00 |
| 8110-018 - R&M-Sidewalks | $0.00 | $1,250.00 | $1,250.00 | $12,732.00 | $12,500.00 | ($232.00) | $15,000.00 |
| 8210-000 - Grounds Maintenance-General | $13,566.00 | $13,333.33 | ($232.67) | $126,642.00 | $133,333.30 | $6,691.30 | $160,000.00 |
| 8210-004 - Grounds-Trees | $0.00 | $750.00 | $750.00 | $8,160.00 | $7,500.00 | ($660.00) | $9,000.00 |
| 8210-009 - Grounds-Irrigation Repairs | $522.75 | $916.67 | $393.92 | $9,063.75 | $9,166.70 | $102.95 | $11,000.00 |
| 8210-012 - Grounds-Lake Treatments | $255.25 | $256.25 | $1.00 | $2,552.50 | $2,562.50 | $10.00 | $3,075.00 |
| 8312-000 - Pool-Service-General | $575.00 | $616.67 | $41.67 | $6,792.74 | $6,166.70 | ($626.04) | $7,400.00 |
| 8312-010 - Pool-Restroom Cleaning | $230.00 | $333.33 | $103.33 | $2,300.00 | $3,333.30 | $1,033.30 | $4,000.00 |
| 8710-003 - Utilities-Electric-Street Lights | $1,629.66 | $1,575.00 | ($54.66) | $16,226.87 | $15,750.00 | ($476.87) | $18,900.00 |
| 8710-004 - Utilities-Electric-Pool | $377.78 | $250.00 | ($127.78) | $3,124.89 | $2,500.00 | ($624.89) | $3,000.00 |
| 8710-007 - Utilities-Sewer & Water | $194.37 | $83.33 | ($111.04) | $1,182.57 | $833.30 | ($349.27) | $1,000.00 |
| 8710-011 - Utilities-Refuse Removal | $2,845.04 | $2,684.83 | ($160.21) | $28,450.40 | $26,848.30 | ($1,602.10) | $32,218.00 |
| 8710-012 - Utilities-Cable TV | $7,511.76 | $7,400.00 | ($111.76) | $75,117.60 | $74,000.00 | ($1,117.60) | $88,800.00 |
| 8710-018 - Utilities-Electric-Entrances/Ponds | $706.00 | $650.00 | ($56.00) | $6,580.94 | $6,500.00 | ($80.94) | $7,800.00 |
| Total Services & Utilities | $40,254.31 | $41,232.76 | $978.45 | $415,248.09 | $412,327.60 | ($2,920.49) | $494,793.17 |
| **Total Expense** | $44,246.74 | $45,750.10 | $1,503.36 | $454,292.62 | $457,501.00 | $3,208.38 | $549,001.42 |

## Cross Creek At East Lake Woodlands Homeowners Association, Inc.
## Budget Comparison Report
## 10/1/2025 - 10/31/2025

| | 10/1/2025 - 10/31/2025 | | | 1/1/2025 - 10/31/2025 | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| Operating Net Income | $1,516.80 | $0.02 | $1,516.78 | $3,297.00 | $0.20 | $3,296.80 | $0.00 |
| **Reserve Expense** | | | | | | | |
| Reserve Expense | | | | | | | |
| 9690-000 - Reserve Expense-Pooling | $0.00 | $0.00 | $0.00 | $43,213.10 | $0.00 | ($43,213.10) | $0.00 |
| 9900-000 - Reserve Expense-Funding | $0.00 | $0.00 | $0.00 | ($43,213.10) | $0.00 | $43,213.10 | $0.00 |
| Total Reserve Expense | $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 | $1,516.80 | $0.02 | $1,516.78 | $3,297.00 | $0.20 | $3,296.80 | $0.00 |