

CrossCreek Homeowner Association
Proposed Annual Budget
January 1, 2025 thru December 31, 2025

Account Number	2024 thru JUNE	Estimated Remainder	Total Estimated	Budget 2024	APPROVED	
					Estimated Variance	Budget 2025
6010-000 - Maint Fee-Operating	\$243,900.00	\$ 243,900.00	\$487,800.00	\$490,637.25	\$2,837.25	\$549,001.42
6070-000 - Interest Income-Operating	\$31.49	\$ 31.49	\$62.98	\$0.00	\$62.98	\$0.00
6071-000 - Interest Income-Reserve	\$12,684.09	\$ 12,684.09	\$25,368.18	\$0.00	\$25,368.18	\$0.00
6076-000 - Interest Income-Owner	\$67.08	\$ 67.08	\$134.16	\$0.00	\$134.16	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
6090-000 - Maint Fee-Resv-Pooling	\$85,500.00	\$ 85,500.00	\$171,000.00	\$171,000.00	\$0.00	\$117,120.00
6900-000 - Income Transfer to Resv Funds	(\$85,500.00)	\$ (85,500.00)	(\$171,000.00)	(\$171,000.00)	\$0.00	(\$117,120.00)
6901-000 - Interest Transfer to Reserves	(\$12,684.09)	\$ (12,684.09)	(\$25,368.18)	\$0.00	(\$25,368.18)	\$0.00
TOTAL REVENUES	\$243,998.57	\$243,998.57	\$487,997.14	\$490,637.25	\$3,034.39	\$549,001.42
ADMINISTRATIVE						
7110-000 - Insurance-General	\$6,033.19	\$ 6,033.19	\$12,066.38	\$12,127.00	\$60.62	\$14,552.00
7110-001 - Insurance-Workers Comp	\$273.10	\$ 273.10	\$546.20	\$725.00	\$178.80	\$725.00
7110-003 - Insurance-D&O	\$0.00	\$ -	\$0.00	\$1,390.00	\$1,390.00	\$1,390.00
7210-000 - Legal/Prof/Resv Analysis	\$2,308.00	\$ 2,308.00	\$4,616.00	\$2,800.00	(\$1,816.00)	\$4,000.00
7310-002 - Taxes-Corp Annual	\$61.25	\$ 61.25	\$122.50	\$61.25	(\$61.25)	\$61.25
7310-006 - Taxes-Pool Permit	\$350.35	\$ 350.35	\$700.70	\$350.00	(\$350.70)	\$350.00
7410-000 - Management Fee	\$13,663.02	\$ 13,663.02	\$27,326.04	\$27,326.00	(\$0.04)	\$28,285.00
7510-000 - Admin Expenses-General	\$2,278.10	\$ 2,278.10	\$4,556.20	\$3,200.00	(\$1,356.20)	\$4,000.00
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$ -	\$0.00	\$300.00	\$300.00	\$300.00
7510-011 - Admin Expenses-Web Site	(\$17.99)	\$ (17.99)	(\$35.98)	\$400.00	\$435.98	\$400.00
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$ -	\$0.00	\$145.00	\$145.00	\$145.00
TOTAL ADMIN EXPENSES	\$24,949.02	\$24,949.02	\$49,898.04	\$48,824.25	(\$1,073.79)	\$54,208.25
SERVICES AND UTILITIES						
8011-000 - ELW Community Association	\$60,514.44	\$ 60,514.44	\$121,028.88	\$122,204.93	\$1,176.04	\$128,315.17
8110-000 - Repair & Maintenance-General	\$1,076.30	\$ 1,076.30	\$2,152.60	\$4,000.00	\$1,847.40	\$5,285.00
8110-018 - R&M-Sidewalks	\$1,799.40	\$ 1,799.40	\$3,598.80	\$6,000.00	\$2,401.20	\$15,000.00
8210-000 - Grounds Maintenance-General	\$79,132.00	\$ 79,132.00	\$158,264.00	\$156,000.00	(\$2,264.00)	\$160,000.00
8210-004 - Grounds-Trees	\$3,145.00	\$ 3,145.00	\$6,290.00	\$3,750.00	(\$2,540.00)	\$9,000.00
8210-009 - Grounds-Irrigation Repairs	\$4,047.30	\$ 4,047.30	\$8,094.60	\$18,400.00	\$10,305.40	\$11,000.00
8210-012 - Grounds-Lake Treatments	\$1,531.50	\$ 1,531.50	\$3,063.00	\$3,075.00	\$12.00	\$3,075.00
8312-000 - Pool-Service-General	\$3,544.20	\$ 3,544.20	\$7,088.40	\$7,260.00	\$171.60	\$7,400.00
8312-010 - Pool-Restroom Cleaning	\$1,354.00	\$ 1,354.00	\$2,708.00	\$4,000.00	\$1,292.00	\$4,000.00
8710-003 - Utilities-Electric-Street Lights	\$11,562.24	\$ 11,562.24	\$23,124.48	\$18,000.00	(\$5,124.48)	\$18,900.00
8710-004 - Utilities-Electric-Pool	\$1,967.72	\$ 1,967.72	\$3,935.44	\$3,000.00	(\$935.44)	\$3,000.00
8710-007 - Utilities-Sewer & Water	\$460.29	\$ 460.29	\$920.58	\$1,000.00	\$79.42	\$1,000.00
8710-011 - Utilities-Refuse Removal	\$16,109.00	\$ 16,109.00	\$32,218.00	\$30,000.00	(\$2,218.00)	\$32,218.00
8710-012 - Utilities-Cable TV	\$29,900.26	\$ 29,900.26	\$59,800.52	\$59,630.00	(\$170.52)	\$88,800.00
8710-018 - Utilities-Electric-Entrances/Ponds	\$4,309.79	\$ 4,309.79	\$8,619.58	\$7,800.00	(\$819.58)	\$7,800.00
TOTAL SERVICES & UTILITIES	\$220,453.44	\$220,453.44	\$440,906.88	\$444,119.93	\$3,213.05	\$494,793.17
TOTAL EXPENSES	\$245,402.46	\$245,402.46	\$490,804.92	\$492,944.18	\$2,139.26	\$549,001.42
NET EXCESS/(DEFICIT)	(\$1,403.89)	(\$1,403.89)	(\$2,807.78)	(\$2,306.92)	\$895.14	\$0.00

Total Operating Assessment \$549,001.42
Total Reserve Contribution \$117,120.00
Total Assessment \$666,121.42
units 122 \$455.00

