

Cross Creek of Fort Myers Villas I Condominium Association,				Quarterly Amt		
Proposed Budget Jan 01, 2024 - December 31, 2024				Per Lot		
24 Billable Lots				\$2,032.36		
Account	Description	2023 Budget	2023 Projected	2024 Budget	Monthly	
Operating Accounts						
Income Accounts						
Revenue						
	40-4010-00	Assessment Fees	\$175,822.00	\$161,143.36	\$195,106.49	\$16,258.87
	40-4040-00	Interest Income	\$0.00	\$42.22	\$0.00	\$0.00
	40-4050-00	Late Fees/Interest	\$0.00	\$54.94	\$0.00	\$0.00
	40-4060-00	Application Fees	\$0.00	\$255.00	\$0.00	\$0.00
New						
Income Accounts Total			\$175,822.00	\$161,495.52	\$195,106.49	\$16,258.87
Expense Accounts						
Administrative Expenses						
	50-5000-00	Management Contract	\$3,780.00	\$3,780.00	\$4,320.00	\$360.00
	50-5020-00	Office Expenses	\$700.00	\$932.99	\$1,200.00	\$100.00
	50-5025-00	Application Expenses	\$0.00	\$220.00	\$0.00	\$0.00
	50-5050-00	Legal Fees Expense	\$407.00	\$135.64	\$200.00	\$16.67
	50-5060-00	Division Fees, Tax Prep, Corporate Fee	\$0.00	\$261.25	\$261.25	\$21.77
	50-5080-00	Master Fees	\$59,040.00	\$54,120.00	\$64,224.00	\$5,352.00
Insurance Expenses						
	51-5500-00	Property Insurance	\$33,000.00	\$27,378.00	\$62,610.00	\$5,217.50
	51-5530-00	Insurance Appraisal	\$200.00	\$66.64	\$305.00	\$25.42
Building/Grounds Maintenance						
	55-5200-00	Building Repairs	\$3,000.00	\$1,000.00	\$1,000.00	\$83.33
	55-5210-00	Roof Repairs	\$1,000.00	\$333.36	\$500.00	\$41.67
	55-5280-00	Hurricane Expense	\$0.00	\$4,975.00	\$0.00	\$0.00
	55-5290-00	Operating Fund Contingency	\$6,558.00	\$2,186.00	\$0.00	\$0.00
	55-5300-00	Lawn Contract/Fertilization	\$24,000.00	\$21,632.24	\$26,400.00	\$2,200.00
	55-5305-00	Plant Replacement	\$2,000.00	\$666.64	\$2,000.00	\$166.67
	55-5310-00	Tree Trimming/Removal & Replacement	\$2,000.00	\$666.64	\$2,000.00	\$166.67
	55-5320-00	Sprinkler Repair & Maintenance	\$4,500.00	\$5,383.20	\$7,200.00	\$600.00
	55-5350-00	Pest Control-Exterior	\$2,000.00	\$1,656.64	\$2,000.00	\$166.67
Utilities						
	60-5100-00	Sprinkler Electric	\$1,500.00	\$1,179.29	\$1,200.00	\$100.00
Reserve Funding						
	99-5710-00	Reserve Funding	\$32,137.00	\$34,815.08	\$19,686.24	\$1,640.52
	99-9999-00	Transfer Funds	\$0.00	\$0.00		\$0.00
New						
Expense Accounts Total			\$175,822.00	\$161,388.61	\$195,106.49	\$16,258.89

Operating Accounts Net	\$0.00	\$106.91	\$0.00	-\$0.02			
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Expense Notes:							
Management contract - D&D - they manage our bookkeeping, pay our bills, collect our assessments, and file our taxes and required documents							
Office expenses - payable to D&D for photocopies, mailings, printed docs, ballots, etc.							
Application expenses -- associated with application for leases or sales within the HOA (billed out to the HOA and recovered from the homeowner/leasee)							
Legal fee - expenses for short-term, unplanned legal consultations							
Division fees, tax prep, Corporate fees -- self-explanatory							
Master Fee - the amount Tall Grass pays to Cross Creek for our share of the master budget for common property expenses							
Property Insurance - we have a tentative quote -- we will have the actual in the Spring '24							
Insurance appraisal - we rec'd a cost savings by agreeing to a fee that was locked in for 6 years - we are now in year 2 of that agreement							
Building repairs - minor repairs to buildings that don't rise to the level of an insurance claim or routine maintenance to buildings							
Roof repairs -- no major expenses anticipated							
Hurricane expense -- this line item is a place holder for hurricane related expenses that are in-progress -- these will be transferred out to the appropriate reserve							
Operating Fund Contingency - \$0 at this time							
Lawn contract - based on a contract with Down to Earth for mowing/fertilizing and some landscape maintenance							
Plant replacement - this is for the plantings (mostly trees) that are the responsibility of the HOA							
Tree trimming/removal/replacement - again for those trees that are the responsibility of the HOA							
Sprinkler Maintenance/Repair - contract with Foster Irrigation for monthly inspections and repairs to system as necessary (up to \$400).							
Pest Control - monthly inspections and treatments as necessary							
Sprinkler electric - monthly charge to operate the sprinkler system							