

Balance Sheet - Operating

Cross Creek of Fort Myers Villas I Condominium Association, Inc
End Date: 12/31/2023

Date: 2/20/2024

Time: 12:34 pm

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Assets

Operating Assets

10-1001-00 Cash Operating - Valley	\$846,924.69
10-1002-00 Cash Operating - AMB 2856	1,978.70
10-1012-00 Accounts Receivable-Other	1,627.00
10-1020-00 Prepaid Insurance	19,537.16
10-1035-00 Petty Cash	100.00

Total Operating Assets: \$870,167.55

Cash Reserves

12-1005-00 Cash Reserve - Valley	31,201.06
12-1006-00 Cash Reserve - AMB 1013	68,398.01
12-1008-00 CD-Valley(0201)-6/17/26-.345%	60,285.15

Total Cash Reserves: \$159,884.22

Total Assets: \$1,030,051.77

Liabilities & Equity

Current Liabilities

20-2000-00 Accounts Payable	479.99
20-2020-00 Prepaid Owner Fees	12,305.75
20-2041-00 Defer Insurance Claim-Hurricane	834,425.00

Total Current Liabilities: \$847,210.74

Reserves

30-2500-00 General Reserves	5.00
30-2510-00 Roof Replacement	(1,288.67)
30-2515-00 Roof Refurbishment	(4,232.00)
30-2520-00 Exterior Painting & Roof Cleaning	18,882.40
30-2530-00 Paving & Sealing	48,750.76
30-2535-00 Irrigation System	69,594.35
30-2540-00 Landscape Enhancements	7,273.26
30-2560-00 Street Light Maintenance (Solar Batteries)	2,170.04
30-2570-00 Legal Costs	4,289.96
30-2575-00 Condo Doc's Update	416.04
30-2580-00 Insurance Deductible	10,886.89
30-2990-00 Interest	3,136.19

Total Reserves: \$159,884.22

Equity

31-3080-00 Prior Year Fund Balance	11,934.89
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Total Equity: \$11,934.89

Net Income Gain / Loss 11,021.92

\$11,021.92

Total Liabilities & Equity: \$1,030,051.77

Income Statement - Operating

Cross Creek of Fort Myers Villas I Condominium Association, Inc

12/31/2023

Date: 2/20/2024

Time: 12:34 pm

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Description	Year-to-date		Variance	Annual Budget
	Actual	Budget		
OPERATING INCOME				
Revenue				
4010-00 Assessment Fees	\$175,776.00	\$175,822.00	(\$46.00)	\$175,822.00
4040-00 Interest Income	437.78	-	437.78	-
4050-00 Late Fees/Interest	82.41	-	82.41	-
4060-00 Application Fees	255.00	-	255.00	-
4090-00 Insurance Claim-Hurricane	5,575.00	-	5,575.00	-
Total Revenue	\$182,126.19	\$175,822.00	\$6,304.19	\$175,822.00
Total OPERATING INCOME	\$182,126.19	\$175,822.00	\$6,304.19	\$175,822.00
OPERATING EXPENSE				
Administrative Expenses				
5000-00 Management Contract	3,780.00	3,780.00	-	3,780.00
5020-00 Office Expenses	1,130.97	700.00	(430.97)	700.00
5025-00 Application Expenses	220.00	-	(220.00)	-
5050-00 Legal Fees Expense	-	407.00	407.00	407.00
5060-00 Division Fees, Tax Prep, Corporat	261.25	-	(261.25)	-
5080-00 Master Fees	59,040.00	59,040.00	-	59,040.00
Total Administrative Expenses	\$64,432.22	\$63,927.00	(\$505.22)	\$63,927.00
Insurance Expenses				
5500-00 Property Insurance	32,514.98	33,000.00	485.02	33,000.00
5530-00 Insurance Appraisal	690.00	200.00	(490.00)	200.00
Total Insurance Expenses	\$33,204.98	\$33,200.00	(\$4.98)	\$33,200.00
Building/Grounds Maintenance				
5200-00 Building Repairs	-	3,000.00	3,000.00	3,000.00
5210-00 Roof Repairs	-	1,000.00	1,000.00	1,000.00
5280-00 Hurricane Expense	5,575.00	-	(5,575.00)	-
5290-00 Operating Fund Contingency	-	6,558.00	6,558.00	6,558.00
5300-00 Lawn Contract/Fertilization	23,508.44	24,000.00	491.56	24,000.00
5305-00 Plant Replacement	-	2,000.00	2,000.00	2,000.00
5310-00 Tree Trimming/Removal & Replace	-	2,000.00	2,000.00	2,000.00
5320-00 Sprinkler Repair & Maintenance	9,237.30	4,500.00	(4,737.30)	4,500.00
5350-00 Pest Control-Interior	1,980.00	2,000.00	20.00	2,000.00
Total Building/Grounds Maintenance	\$40,300.74	\$45,058.00	\$4,757.26	\$45,058.00
Utilities				
5100-00 Sprinkler Electric	1,029.37	1,500.00	470.63	1,500.00
Total Utilities	\$1,029.37	\$1,500.00	\$470.63	\$1,500.00
Reserve Funding				
5710-00 Reserve Funding	32,136.96	32,137.00	0.04	32,137.00
Total Reserve Funding	\$32,136.96	\$32,137.00	\$0.04	\$32,137.00
Total OPERATING EXPENSE	\$171,104.27	\$175,822.00	\$4,717.73	\$175,822.00
Net Income:	\$11,021.92	\$0.00	\$11,021.92	\$0.00