

Verandas of Cross Creek	2026 Budget	2025 Budget	Change
Quarterly Assessment	\$1,600	\$1,600	\$0
Total Operating + After Tax Reserves	\$217,731	\$217,607	\$124
Operating Net (Expenses - Income)	\$195,471	\$198,147	(\$2,676)
Operating Income (excl Dues)	\$1,300	\$1,100	\$200
04010 Maintenance Fees Required	\$195,471	\$198,147	(\$2,676)
04040 Interest Earned on Checking	\$1,000	\$800	\$200
04050 Interest Earned on Reserves	\$10,000	\$13,000	(\$3,000)
04090 Miscellaneous Income	\$300	\$300	\$0
Total Operating Expenses	\$196,771	\$199,247	(\$2,476)
05000 Bookkeeping & Management	\$0	\$0	\$0
05020 Office Expense	\$50	\$50	\$0
05055 Income Taxes	\$500	\$4,800	(\$4,300)
05060 DPBR & Annual Corporation Report	\$197	\$197	\$0
Total 05099 Administrative	\$747	\$5,047	(\$4,300)
05100 Electric	\$1,500	\$1,400	\$100
05120 Water & Sewer	\$6,000	\$5,500	\$500
05130 Trash Disposal	\$4,500	\$4,200	\$300
Total 05199 Utilities	\$12,000	\$11,100	\$900
05200 Building Maint & Repairs	\$7,000	\$6,000	\$1,000
05205 Roof Maintenance		\$1,500	(\$1,500)
05210 Building Pest Control	\$1,500	\$1,500	\$0
Total 05299 Buildings	\$8,500	\$9,000	(\$500)
05300 Grounds Maintenance	\$10,000	\$13,000	(\$3,000)
05310 Fertilizer & Ground Repair	\$5,000	\$4,000	\$1,000
05320 Irrigation Maint & Repair	\$600	\$600	\$0
05400 Grounds Pest Control	\$1,500	\$1,500	\$0
Total 05399 Grounds	\$17,100	\$19,100	(\$2,000)
05500 Insurance	\$45,000	\$53,000	(\$8,000)
05600 Master Association Fees	\$113,424	\$102,000	\$11,424
Reserves Allocation...			
Painting	\$9,000	\$9,000	\$0
Roofing	\$12,800	\$12,800	\$0
Paving	\$360	\$360	\$0
Pump & Awning	\$0	\$0	\$0
Building	\$6,400	\$6,400	\$0
Insurance			\$0
Total Reserves Allocation/Transfers	\$28,560	\$28,560	\$0
Current Reserves	2026	2025	
Painting	\$56,934	\$47,934	\$9,000
Roofing	\$245,391	\$232,591	\$12,800
Paving	\$2,461	\$2,101	\$360
Pump & Awning	\$2,837	\$2,837	\$0
Building	\$37,605	\$31,205	\$6,400
Insurance	\$6,400	\$6,400	\$0
Net Interest on Reserves	\$21,404	\$15,404	\$6,000
Total Reserves	\$373,030	\$338,470	\$34,560