

Assets

Operating Assets

10-1001-00 Cash Operating - Valley	\$42,276.81
10-1010-00 Due From Unit Owners	2,381.31
10-1012-00 Accounts Receivable-Other	1,627.00
10-1020-00 Prepaid Insurance	3,799.89
10-1030-00 Prepaid Expenses	96.00
10-1035-00 Petty Cash	100.00

Total Operating Assets:		<u>\$50,281.01</u>
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Cash Reserves

12-1005-00 Cash Reserve - Valley	74,007.85
12-1008-00 CD-Valley(0201)-6/17/26-.345%	60,703.17
12-1009-00 Due from Operating	60,000.00

Total Cash Reserves:		<u>\$194,711.02</u>
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Total Assets:
\$244,992.03
Liabilities & Equity

Current Liabilities

20-2000-00 Accounts Payable	101.81
20-2010-00 Due to Reserves	60,000.00
20-2020-00 Prepaid Owner Fees	50.00

Total Current Liabilities:		<u>\$60,151.81</u>
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Reserves

30-2500-00 General Reserves	(312.52)
30-2510-00 Roof Replacement	13,774.92
30-2520-00 Exterior Painting & Roof Cleaning	23,072.79
30-2530-00 Paving & Sealing	50,070.04
30-2535-00 Irrigation System	79,489.43
30-2540-00 Landscape Enhancements	7,159.54
30-2560-00 Street Light Maintenance (Solar Batteries)	1,126.20
30-2570-00 Legal Costs	4,565.00
30-2580-00 Insurance Deductible	12,835.81
30-2990-00 Interest	2,929.81

Total Reserves:		<u>\$194,711.02</u>
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Equity

35-3080-00 Prior Years Fund Balance	(32,601.43)
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Total Equity:		<u>(\$32,601.43)</u>
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Net Income Gain / Loss

22,730.63
\$22,730.63
Total Liabilities & Equity:
\$244,992.03

Description	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME				
Revenue				
4010-00 Assessment Fees	\$218,761.92	\$218,762.15	(\$ 0.23)	\$218,762.15
4040-00 Interest Income	10.76	-	10.76	-
4050-00 Late Fees/Interest	170.73	-	170.73	-
Total Revenue	\$218,943.41	\$218,762.15	\$181.26	\$218,762.15
Total OPERATING INCOME	\$218,943.41	\$218,762.15	\$ 181.26	\$218,762.15
OPERATING EXPENSE				
Administrative Expenses				
5000-00 Management Contract	4,896.00	4,896.00	-	4,896.00
5020-00 Office Expenses	1,116.39	1,200.00	83.61	1,200.00
5050-00 Legal Fees Expense	-	200.00	200.00	200.00
5060-00 Division Fees, Tax Prep, Corporat	366.85	357.25	(9.60)	357.25
5080-00 Master Fees	72,000.00	72,000.00	-	72,000.00
Total Administrative Expenses	\$ 78,379.24	\$ 78,653.25	\$274.01	\$ 78,653.25
Insurance Expenses				
5500-00 Property Insurance	44,354.60	55,000.00	10,645.40	55,000.00
5530-00 Insurance Appraisal	305.00	305.00	-	305.00
Total Insurance Expenses	\$ 44,659.60	\$ 55,305.00	\$10,645.40	\$ 55,305.00
Building/Grounds Maintenance				
5200-00 Building Repairs	4,618.40	1,000.00	(3,618.40)	1,000.00
5210-00 Roof Repairs	-	500.00	500.00	500.00
5290-00 Operating Fund Contingency	-	7,800.00	7,800.00	7,800.00
5300-00 Lawn Contract/Fertilization	25,092.00	28,000.00	2,908.00	28,000.00
5305-00 Plant Replacement	209.16	1,500.00	1,290.84	1,500.00
5310-00 Tree Trimming/Removal & Replac	1,011.00	2,500.00	1,489.00	2,500.00
5320-00 Sprinkler Repair & Maintenance	7,101.23	7,500.00	398.77	7,500.00
5350-00 Pest Control-Interior	1,650.00	2,000.00	350.00	2,000.00
Total Building/Grounds Maintenance	\$ 39,681.79	\$ 50,800.00	\$11,118.21	\$ 50,800.00
Utilities				
5100-00 Sprinkler Electric	988.23	1,500.00	511.77	1,500.00
Total Utilities	\$ 988.23	\$ 1,500.00	\$511.77	\$ 1,500.00
Reserve Funding				
5710-00 Reserve Funding	32,503.92	32,503.90	(0.02)	32,503.90
Total Reserve Funding	\$ 32,503.92	\$ 32,503.90	(\$0.02)	\$ 32,503.90
Total OPERATING EXPENSE	\$196,212.78	\$218,762.15	\$ 22,549.37	\$218,762.15
Net Income:	\$ 22,730.63	\$ 0.00	\$ 22,730.63	\$ 0.00

Reserve Schedule

 Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)
 01/01/2025 To 12/31/2025

Date: 2/20/2026
Time: 6:44 am
Page: 1

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
General Reserves	\$421.04	\$416.44	(\$1,150.00)	\$0.00	\$0.00	(\$312.52)
Roof Replacement	\$5,585.36	\$8,189.56	\$0.00	\$0.00	\$0.00	\$13,774.92
Exterior Painting & Roof Cleaning	\$9,793.39	\$13,279.40	\$0.00	\$0.00	\$0.00	\$23,072.79
Paving & Sealing	\$49,375.68	\$694.36	\$0.00	\$0.00	\$0.00	\$50,070.04
Irrigation System	\$74,354.19	\$5,135.24	\$0.00	\$0.00	\$0.00	\$79,489.43
Landscape Enhancements	\$8,733.70	\$2,215.84	(\$3,790.00)	\$0.00	\$0.00	\$7,159.54
Street Light Maintenance (Solar Batteries)	\$2,579.57	\$709.96	(\$2,163.33)	\$0.00	\$0.00	\$1,126.20
Legal Costs	\$4,859.96	\$855.04	(\$1,150.00)	\$0.00	\$0.00	\$4,565.00
Insurance Deductible	\$11,827.73	\$1,008.08	\$0.00	\$0.00	\$0.00	\$12,835.81
Interest	\$1,107.46	\$418.02	\$0.00	\$0.00	\$1,404.33	\$2,929.81
	\$168,638.08	\$32,921.94	(\$8,253.33)	\$0.00	\$1,404.33	\$194,711.02