

Cross Creek of Fort Myers Villas I Condominium Association, Inc					Quarterly	
Approved Budget Jan 01, 2026 - December 31, 2026					Per Lot	
24 Billable Lots					\$2,278.77	
Account	Description	2025 Budget	9/30/25 Actual	2026 Budget	Monthly	
Operating Accounts						
Income Accounts						
Revenue						
40-4010-00	Assessment Fees	\$218,762.15	\$164,071.44	\$218,761.84	\$18,230.15	
40-4040-00	Interest Income	\$0.00	\$9.42	\$0.00	\$0.00	
40-4050-00	Late fees/interest	\$0.00	\$34.18	\$0.00	\$0.00	
40-4060-00	Application Fees	\$0.00	\$0.00	\$0.00	\$0.00	
40-4090-00	insurance claim		\$0.00	\$0.00	\$0.00	
Income Accounts Total		\$218,762.15	\$164,115.04	\$218,761.84	\$18,230.15	
Expense Accounts						
Administrative Expenses						
50-5000-00	Management Contract	\$4,896.00	\$3,672.00	\$5,184.00	\$432.00	
50-5020-00	Office Expenses	\$1,200.00	\$632.00	\$1,200.00	\$100.00	
50-5025-00	Application Expenses	\$0.00	\$0.00	\$0.00	\$0.00	
50-5030-00	Consulting services		\$1,150.00			
50-5050-00	Legal Fees Expense	\$200.00	\$0.00	\$200.00	\$16.67	
50-5060-00	Division Fees, Tax Prep, Corporate Fee	\$357.25	\$366.25	\$375.00	\$31.25	
50-5080-00	Master Fees	\$72,000.00	\$54,000.00	\$80,064.00	\$6,672.00	
Insurance Expenses						
51-5500-00	Property Insurance	\$55,000.00	\$34,442.90	\$38,349.00	\$3,195.75	
51-5530-00	Insurance Appraisal	\$305.00	\$305.00	\$305.00	\$25.42	
Building/Grounds Maintenance						
55-5200-00	Building Repairs	\$1,000.00	\$1,654.50	\$2,000.00	\$166.67	
55-5210-00	Roof Repairs	\$500.00	\$0.00	\$500.00	\$41.67	
55-5280-00	Hurricane Expense	\$0.00	\$0.00	\$0.00	\$0.00	
55-5290-00	Operating Fund Contingency	\$7,800.00	\$0.00	\$17,101.44	\$1,425.12	
55-5300-00	Lawn Contract/Fertilization	\$28,000.00	\$18,819.00	\$25,845.00	\$2,153.75	
55-5305-00	Plant Replacement	\$1,500.00	\$0.00	\$1,500.00	\$125.00	
55-5310-00	Tree Trimming/Removal & Replacement	\$2,500.00	\$4,706.00	\$4,500.00	\$375.00	
55-5320-00	Sprinkler Repair & Maintenance	\$7,500.00	\$6,158.23	\$12,500.00	\$1,041.67	
55-5350-00	Pest Control-Exterior	\$2,000.00	\$1,320.00	\$2,100.00	\$175.00	
Utilities						
60-5100-00	Sprinkler Electric	\$1,500.00	\$785.56	\$1,000.00	\$83.33	
Reserve Funding						
99-5710-00	Reserve Funding	\$32,503.90	\$24,377.94	\$26,038.40	\$2,169.87	
99-9999-00	Transfer Funds	\$0.00	\$0.00	\$0.00	\$0.00	
Expense Accounts Total		\$218,762.15	\$152,389.38	\$218,761.84	\$18,230.15	