

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

Analysis of Reserves**Remaining****Remaining**

Painting

0

0

Roofing

22

22

Paving

0

0

Pump & Awning

0

0

Building

Insurance

End 2025

47934

\$232,591

\$2,101

Change	Chg per Qtr	Year	CC Dues		VER	
\$0		2008	\$100			\$1,200
\$124	(\$20)	2009	\$101	\$1		
(\$2,676)						
\$200	\$1	2010	\$101	\$0		
(\$2,676)		2011	\$102	\$1		
\$200	\$1	2012	\$103	\$1		
(\$3,000)		2013	\$103	\$0	Year	Dues
\$0		2014	\$104	\$1	2014	\$925
(\$2,476)	(\$18)	2015	\$105	\$1	2015	\$900
\$0		2016	\$109	\$4	2016	\$900
\$0		2017	\$131	\$22	2017	\$950
(\$4,300)		2018	\$162	\$31	2018	\$1,100
\$0		2019	\$175	\$13	2019	\$1,100
(\$4,300)		2020	\$175	\$0	2020	\$1,100
\$100		2021	\$204	\$29	2021	\$1,250
\$500		2022	\$191	(\$13)	2022	\$1,275
\$300	\$2	2023	\$205	\$14	2023	\$1,275
\$900	\$7	2024	\$223	\$18	2024	\$1,600
\$1,000		2025	\$250	\$27	2025	\$1,600
(\$1,500)		2026	\$278	\$28	2026	\$1,600
\$0						
(\$500)		\$44.12	2040			Year
(\$3,000)	(\$22)					Dues
\$1,000	\$7					Change
\$0		Cleaning	Garage Roof	Bldg Roof	Bldg Roof	
\$0		cost	\$1,500	\$3,700	\$3,200	
(\$2,000)	(\$15)	qte/unit	\$11.03	\$27.21	\$23.53	0.933333
(\$8,000)	(\$59)					\$3,920.00
\$11,424	\$84					
\$0		59	increase			
\$0		\$28,356.00	\$25,500.00			
\$0		\$278.00	\$250.00			
\$0						
\$0						
\$0						
\$0						
\$0						
\$9,000		Qrtly	\$200,000			
\$12,800		\$7,140	\$20,000			
\$360			14%			
\$0						
\$6,400						
\$0						
\$6,000						
\$34,560						

Required

\$47,934

\$514,191

\$2,101

\$2,837

\$31,205

\$6,400

\$604,666 56%

2,836.56 31,204.50

6,400.00 15,403.80 338,470.29 #####

Change

-3%

0%

6%

16%

0%

0%

14%

2%

0%

25%

0%

\$25,500

0%

\$28,356

2017

2018

2019

2020

2021

2022

\$950

\$1,100

\$1,100

\$1,100

\$1,250

\$1,275

2014

2015

2016

6%

16%

0%

0%

14%

2%

\$925

\$900

\$900

-3%

0%

#####

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2023	Estimate
\$1,275	\$1,500
0%	18%