

Cross Creek at East Lake Woodlands HOA - 2026 Budget

Cross Creek HOA Budget 2026						2026 Budget	
GL Number/Account Title	Thru Sep 30	Estimated Remainder	Estimated Total	2025 Budget	Estimated Variance	2026 Budget	Budget to Actual 2025
6010-000 - Maint Fee-Operating	\$411,750.00	\$137,250.00	\$549,000.00	\$549,001.42	(\$1.42)	\$ 563,865.45	2.7%
6070-000 - Interest Income-Operating	\$29.91	\$ 10.00	\$39.91	\$0.00	\$39.91	\$ -	-100.0%
6071-000 - Interest Income-Reserve	\$14,030.13	\$ 1,500.00	\$15,530.13	\$0.00	\$15,530.13	\$ 10,000.00	-35.6%
6076-000 - Interest Income-Owner	\$36.17	\$ 10.00	\$46.17	\$0.00	\$46.17	\$ -	-100.0%
6083-099 - Other Income-Pre-Lien	\$10.00	\$ 10.00	\$20.00	\$0.00	\$20.00	\$ -	-100.0%
6090-000 - Maint Fee-Resv-Pooling	\$87,840.00	\$ 29,280.00	\$117,120.00	\$117,120.00	\$0.00	\$ 122,976.00	5.0%
6900-000 - Income Transfer to Resv Funds	(\$87,840.00)	\$ (29,280.00)	(\$117,120.00)	(\$117,120.00)	\$0.00	\$ (122,976.00)	5.0%
6901-000 - Interest Transfer to Reserves	(\$14,030.13)	\$ (1,500.00)	(\$15,530.13)	\$0.00	(\$15,530.13)	\$ (10,000.00)	-35.6%
TOTAL REVENUES	\$411,826.08	\$137,280.00	\$549,106.08	\$549,001.42	\$104.66	\$ 563,865.45	2.7%
ADMINISTRATIVE							
7110-000 - Insurance-General	\$10,914.03	\$ 3,661.35	\$14,575.38	\$14,552.00	(\$23.38)	\$ 15,889.00	9.0%
7110-001 - Insurance-Workers Comp	\$169.72	\$ -	\$169.72	\$725.00	\$555.28	\$ 578.00	
7110-003 - Insurance-D&O	\$0.00	\$ -	\$0.00	\$1,390.00	\$1,390.00		
7210-000 - Legal/Prof/Resv Analysis	\$0.00	\$ -	\$0.00	\$4,000.00	\$4,000.00	\$ 4,000.00	0.0%
7310-002 - Taxes-Corp Annual	\$61.25	\$ 43.75	\$105.00	\$61.25	(\$43.75)	\$ 105.00	0.0%
7310-006 - Taxes-Pool Permit	\$350.00	\$ -	\$350.00	\$350.00	\$0.00	\$ 350.00	0.0%
7410-000 - Management Fee	\$21,213.72	\$ 7,071.24	\$28,284.96	\$28,285.00	\$0.04	\$ 29,699.21	5.0%
7510-000 - Admin Expenses-General	\$2,551.27	\$ 708.75	\$3,260.02	\$4,000.00	\$739.98	\$ 3,600.00	10.4%
7510-001 - Admin Expenses-Annual Meeting	\$0.00	\$ 250.00	\$250.00	\$300.00	\$50.00	\$ 300.00	20.0%
7510-011 - Admin Expenses-Web Site	\$194.96	\$ 300.00	\$494.96	\$400.00	(\$94.96)	\$ 500.00	1.0%
7510-099 - Admin Expenses-45 Day Pre-lien	\$0.00	\$ -	\$0.00	\$145.00	\$145.00	\$ 200.00	
TOTAL ADMIN EXPENSES	\$35,454.95	\$12,035.09	\$47,490.04	\$54,208.25	\$6,718.21	\$ 55,221.21	16.3%
SERVICES AND UTILITIES							
8011-000 - ELW Community Association	\$93,505.68	\$ 31,168.56	\$124,674.24	\$128,315.17	\$3,640.93	\$ 124,674.24	0.0%
8110-000 - Repair & Maintenance-General	\$10,975.45	\$ 3,500.00	\$14,475.45	\$5,285.00	(\$9,190.45)	\$ 15,000.00	3.6%
8110-018 - R&M-Sidewalks	\$12,732.00	\$ -	\$12,732.00	\$15,000.00	\$2,268.00	\$ 15,000.00	17.8%
8210-000 - Grounds Maintenance-General	\$113,076.00	\$ 40,698.00	\$153,774.00	\$160,000.00	\$6,226.00	\$ 150,000.00	-2.5%
8210-004 - Grounds-Trees	\$8,160.00	\$ -	\$8,160.00	\$9,000.00	\$840.00	\$ 12,600.00	54.4%
8210-009 - Grounds-Irrigation Repairs	\$8,541.00	\$ 1,800.00	\$10,341.00	\$11,000.00	\$659.00	\$ 11,000.00	6.4%
8210-012 - Grounds-Lake Treatments	\$2,297.25	\$ 1,265.00	\$3,562.25	\$3,075.00	(\$487.25)	\$ 5,000.00	40.4%
8312-000 - Pool-Service-General	\$6,217.74	\$ 1,725.00	\$7,942.74	\$7,400.00	(\$542.74)	\$ 8,200.00	3.2%
8312-010 - Pool-Restroom Cleaning	\$2,070.00	\$ 690.00	\$2,760.00	\$4,000.00	\$1,240.00	\$ 3,320.00	20.3%
8710-003 - Utilities-Electric-Street Lights	\$14,597.21	\$ 4,890.54	\$19,487.75	\$18,900.00	(\$587.75)	\$ 19,896.00	2.1%
8710-004 - Utilities-Electric-Pool	\$2,747.11	\$ 951.00	\$3,698.11	\$3,000.00	(\$698.11)	\$ 3,808.00	3.0%
8710-007 - Utilities-Sewer & Water	\$988.20	\$ 600.00	\$1,588.20	\$1,000.00	(\$588.20)	\$ 1,588.00	0.0%
8710-011 - Utilities-Refuse Removal	\$25,605.36	\$ 8,535.12	\$34,140.48	\$32,218.00	(\$1,922.48)	\$ 35,844.00	5.0%
8710-012 - Utilities-Cable TV	\$67,605.84	\$ 22,533.00	\$90,138.84	\$88,800.00	(\$1,338.84)	\$ 94,648.00	5.0%
8710-018 - Utilities-Electric-Entrances/Ponds	\$5,874.94	\$ 1,958.00	\$7,832.94	\$7,800.00	(\$32.94)	\$ 8,066.00	3.0%
TOTAL SERVICES & UTILITIES	\$374,993.78	\$120,314.22	\$495,308.00	\$494,793.17	(\$514.83)	\$ 508,644.24	2.7%
TOTAL EXPENSES	\$410,448.73	\$132,349.31	\$542,798.04	\$549,001.42	\$6,203.38	\$ 563,865.45	3.9%
NET EXCESS/(DEFICIT)	\$1,377.35	\$4,930.69	\$6,308.04	\$0.00	(\$6,098.72)	\$ -	3.9%
Calculation of Monthly Homeowner Fee for 2026 Current \$ 455.00 Expenses \$ 385.15 Reserves \$ 84.00 Total \$ 469.15 2026 Monthly Fee \$470.00 % Increase from 2025 3.30% Total Assessment Total Operating Assessment Total Reserve Contribution Total Fee for 2026							