CROSS CREEK FINAL BUDGET 2027	2026	2027
GL Number/Account Title	Annual Budget	Annual Budget
6010-000 - Maint Fee-Operating	563,865.45	586,785.17
6070-000 - Interest Income-Operating		-
6071-000 - Interest Income-Reserve	10,000.00	18,000.00
6076-000 - Interest Income-Owner		
6083-099 - Other Income-Pre-Lien		
6090-000 - Maint Fee-Resv-Pooling	122,976.00	129,124.80
6900-000 - Income Transfer to Resv Funds	(122,976.00)	(129,124.80)
6901-000 - Interest Transfer to Reserves	(10,000.00)	(18,000.00)
TOTAL REVENUES	563,865.45	586,785.17
ADMINISTRATIVE EXPENSE		
7110-000 - Insurance-General	15,889.00	16,109.94
7110-001 - Insurance-Workers Comp	578.00	635.80
7110-003 - Insurance-D&O		
7210-000 - Legal/Prof/Resv Analysis	4,000.00	4,000.00
7310-002 - Taxes-Corp Annual	105.00	200.00
7310-006 - Taxes-Pool Permit	350.00	500.00
7410-000 - Management Fee	29,699.21	30,590.19
7510-000 - Admin Expenses-General	3,600.00	3,600.00
7510-001 - Admin Expenses-Annual Meeting	300.00	600.00
7510-011 - Admin Expenses-Web Site	500.00	600.00
7510-099 - Admin Expenses-45 Day Pre-lien	200.00	300.00
TOTAL ADMIN EXPENSES	55,221.21	57,135.93
SERVICES AND UTILITIES		
8011-000 - ELW Community Association	124,674.24	124,674.24
8110-000 - Repair & Maintenance-General	15,000.00	11,250.00
8110-018 - R&M-Sidewalks	15,000.00	10,000.00
8210-000 - Grounds Maintenance-General	150,000.00	175,000.00
8210-004 - Grounds-Trees	12,600.00	12,000.00
8210-009 - Grounds-Irrigation Repairs	11,000.00	12,000.00
8210-012 - Grounds-Lake Treatments	5,000.00	4,000.00
8312-000 - Pool-Service-General	8,200.00	8,400.00
8312-010 - Pool-Restroom Cleaning	3,320.00	3,280.00
8710-003 - Utilities-Electric-Street Lights	19,896.00	20,000.00
8710-004 - Utilities-Electric-Pool	3,808.00	3,921.00
8710-007 - Utilities-Sewer & Water	1,588.00	1,600.00
8710-011 - Utilities-Refuse Removal	35,844.00	35,844.00
8710-012 - Utilities-Cable TV	94,648.00	99,380.00
8710-018 - Utilities-Electric-Entrances/Ponds	8,066.00	8,300.00
TOTAL SERVICES & UTILITIES	508,644.24	529,649.24
TOTAL EXPENSES	563,865.45	586,785.17
NET EXCESS/(DEFICIT)	-	-

Calculation of Monthly Homeowner Fee	2026	2027
Current Rate	455.00	470.00
Expenses	385.15	400.81
Reserves	84.00	88.20
Total	**469.15**	**489.01**
Monthly Fee	**470**	**490**
% Increase from 2026	3.30%	4.26%