

**APPROVAL OF ASSOCIATION 2026 ANNUAL BUDGET**

We have approved our Association's budget at a duly called Board Meeting on

October 22, 2025

. We authorize *Association Services of Florida* to order our maintenance fee coupon books and/or annual statements based on the attached approved budget. In the event that the maintenance fees change as a result of our annual meeting, we understand new coupon books and/or annual statements will have to be reordered at our expense.

Name of Association:

Cross Creek II Patio HOA

Signed: Jean Deho, Treasurer on behalf of the Board of Directors.

Dated:

11/14/2025

**Please sign the first page of the C3 budget and initial each additional page.**

**\*If meeting date is after November 15<sup>th</sup>, 2025 coupons/statements will be mailed in February 2026.**

**Budget Summary Report**  
**Cross Creek II Patio HOA**  
**Dept: 115 - Operating**  
**2026 Approved Budget Final**

	<u>2026 Budget</u>
<b>Assessment Income</b>	
4000 - Residential Assessments	248,520.00
4001 - General Maintenance Fees	0.00
4025 - Reserve Assessments	0.00
4030 - Special Assessments	0.00
<b>Total Assessment Income</b>	<b><u>248,520.00</u></b>
<b>User Fee Income</b>	
4225 - Key Fees	0.00
<b>Total User Fee Income</b>	<b>0.00</b>
<b>Collections Income</b>	
4700 - Collection Processing Fees	<u>250.00</u>
4710 - Late Fees & Interest	250.00
4725 - Delinquency Management	0.00
<b>Total Collections Income</b>	<b>500.00</b>
<b>Other Income</b>	
4810 - Compliance Fines	<u>0.00</u>
4825 - Recovery of Bad Debt	0.00
4835 - Miscellaneous Income	0.00
<b>Total Other Income</b>	<b>0.00</b>
<b>Investment Income</b>	
4900 - Interest Earned - Operating Accounts	0.00



**Budget Summary Report  
 Cross Creek II Patio HOA  
 Dept: 115 - Operating  
 2026 Approved Budget Final**

	<u>2026 Budget</u>
<b>Investment Income</b>	
4905 - Reserve Contribution Income	0.00
4915 - Dividends Earned	0.00
<b>Total Investment Income</b>	<b>0.00</b>
<b>Total Operating Income</b>	<b>249,020.00</b>
<b>Administrative</b>	
5000 - General Administrative	200.00
5005 - Application/Processing	550.00
5010 - Bad Debt	100.00
5015 - Bank Charges	0.00
5025 - Collection Charges	1,000.00
5035 - Decorations	1,200.00
5050 - Emergency/OnCall Service	0.00
5070 - Master Association Fee	0.00
5090 - Office Supplies	5,000.00
5115 - Web Site Maintenance	1,400.00
5195 - Other Administrative Services	0.00
<b>Total Administrative</b>	<b>9,450.00</b>
<b>Communications</b>	
5210 - Printing & Copying	0.00
5215 - Postage	0.00
<b>Total Communications</b>	<b>0.00</b>
<b>Payroll &amp; Benefits</b>	
5304 - Maintenance Salaries	10,000.00
<b>Total Payroll &amp; Benefits</b>	<b>10,000.00</b>
<b>Insurance</b>	
5460 - Property Insurance Premiums	14,554.00
<b>Total Insurance</b>	<b>14,554.00</b>
<b>Utilities</b>	
6000 - Electric Service	12,000.00
<b>Total Utilities</b>	<b>12,000.00</b>
<b>Landscaping</b>	
6100 - Grounds & Landscaping - Contract	44,400.00
6125 - Chemical/Fertilizations Lawn	13,800.00
6145 - Mulch	10,358.00
6160 - Tree Maintenance	31,500.00
6199 - Landscape Other	9,483.00
<b>Total Landscaping</b>	<b>109,541.00</b>
<b>Irrigation</b>	
6200 - Irrigation Repair & Maintenance	9,500.00
6299 - Irrigation Other	0.00
<b>Total Irrigation</b>	<b>9,500.00</b>
<b>Operations</b>	
6300 - Permits & Licenses	100.00
<b>Total Operations</b>	<b>100.00</b>

**Budget Summary Report**  
**Cross Creek II Patio HOA**  
**Dept: 115 - Operating**  
**2026 Approved Budget Final**

	<u>2026 Budget</u>
<b>Contracted Services</b>	
6418 - Fountains/Ponds/Lakes Services	3,300.00
6434 - Pest Control	0.00
6495 - Other Contracted Services	2,400.00
<b>Total Contracted Services</b>	<b>5,700.00</b>
<b>Repair &amp; Maintenance</b>	
6600 - General Repair & Maintenance	6,000.00
6645 - Locks & Keys Repair & Maintenance	0.00
6705 - Power Washing Services & Supplies	0.00
6715 - Reimbursable Repairs & Maintenance	0.00
6730 - Security System Repair & Maintenance	2,200.00
6740 - Sidewalk/Concrete Repair & Maintenance	0.00
6755 - Storm Recovery Repair & Maintenance	0.00
6760 - Street Repair & Maintenance	3,000.00
6795 - Other Supplies/Repair & Maintenance	0.00
<b>Total Repair &amp; Maintenance</b>	<b>11,200.00</b>
<b>Professional Services</b>	
7000 - Audit & Tax Services	750.00
7030 - Legal Services - General Counsel	6,000.00
7040 - Management Fees	21,225.00
7095 - Other Professional Services	0.00
<b>Total Professional Services</b>	<b>27,975.00</b>
<b>Other Expenses</b>	
9105 - Reserve Contribution Expense	39,000.00
<b>Total Other Expenses</b>	<b>39,000.00</b>
<b>Reserve Expenses</b>	
9964 - General Expenses	0.00
<b>Total Reserve Expenses</b>	<b>0.00</b>
<b>Total Operating Expense</b>	<b>249,020.00</b>



**Budget Summary Report**  
**Cross Creek II Patio HOA**  
**Dept: RESERVE - Reserves**  
**2026 Approved Budget Final**

	<u>2026 Budget</u>
<b>Assessment Income</b>	
4025 - Reserve Assessments	0.00
<b>Total Assessment Income</b>	<u>0.00</u>
<b>Investment Income</b>	
4905 - Reserve Contribution Income	0.00
4910 - Bad Debt Recovery	0.00
4915 - Dividends Earned	0.00
<b>Total Investment Income</b>	<u>0.00</u>
<b>Total Reserves Income</b>	<u>0.00</u>
<b>Other Expenses</b>	
9105 - Reserve Contribution Expense	39,000.00
<b>Total Other Expenses</b>	<u>39,000.00</u>
<b>Reserve Expenses</b>	
9952 - Street Expenses	0.00
9964 - General Expenses	0.00
<b>Total Reserve Expenses</b>	<u>0.00</u>
<b>Total Reserves Expense</b>	<u>39,000.00</u>
<b>Owners Equity - Prior Years</b>	
3000 - Owners Equity - Prior Years	0.00
<b>Total Owners Equity - Prior Years</b>	<u>0.00</u>
<b>Total Reserves Equity</b>	<u>0.00</u>
<b>Reserve Funds</b>	
1301 - PCB RES. 5428	0.00
<b>Total Reserve Funds</b>	<u>0.00</u>
<b>Total Reserves Assets</b>	<u>0.00</u>
<b>Total Reserves Net Income / (Loss)</b>	<u>(39,000.00)</u>
<b>Total Association Net Income / (Loss)</b>	<u>(39,000.00)</u>



CROSS CREEK II FATIO HOA PROPOSED BUDGET 2026				Notes
GL ACCOUNT NO.	ACCOUNT DESCRIPTION	2025 APPROVED BUDGET	2025 Year to date Actuals (Bros)	2026 PROPOSED BUDGET
<b>REVENUE</b>				
4000	Residential Assessments	\$ 228,900.00	\$ 152,600.00	\$ 248,520.00
4700	Collection Processing Fees	\$ 250.00	\$ 415.00	\$ 250.00
4710	Late Fees and Interest	\$ 250.00	\$ 1,012.00	\$ 250.00
4805	Compliance Fee	\$ -	\$ 154,027.00	\$ -
	<b>TOTAL REVENUE</b>	\$ 229,400.00	\$ 154,027.00	\$ 249,020.00
<b>EXPENSES</b>				
5000	General Administrative	\$ -	\$ -	\$ 200.00
5005	Application Processing	\$ -	\$ 570.00	\$ 550.00
5010	Bad Debt	\$ 100.00	\$ -	\$ 100.00
5025	Collection Charges	\$ 1,000.00	\$ 165.00	\$ 1,000.00
5090	Office Supplies	\$ 6,000.00	\$ 2,305.00	\$ 5,000.00
5115	Web Site Maintenance	\$ 600.00	\$ 675.00	\$ 1,400.00
5304	Maintenance Salaries	\$ 9,500.00	\$ 8,251.96	\$ 10,000.00
5460	Property Insurance Premiums	\$ 12,000.00	\$ 8,546.29	\$ 14,554.00
6000	Electric Service	\$ 13,901.00	\$ 7,276.12	\$ 12,000.00
6100	Grounds & Landscaping Contract	\$ 38,400.00	\$ 26,952.34	\$ 44,400.00
6125	Chemical/Fertilization/Lawn/Pests	\$ 13,900.00	\$ 12,798.00	\$ 13,800.00
6145	Mulch	\$ 9,600.00	\$ 4,765.00	\$ 10,955.00
6160	Tree Maintenance	\$ 31,500.00	\$ 22,525.00	\$ 31,500.00
6199	Landscape Other	\$ 9,650.00	\$ 4,415.66	\$ 9,483.00
6200	Irrigation Repair & Maintenance	\$ 10,000.00	\$ 5,231.71	\$ 9,500.00
6300	Permit & Licenses	\$ 100.00	\$ -	\$ 100.00
6418	Fountains/Ponds/Lakes Services	\$ 3,200.00	\$ 1,460.00	\$ 3,300.00
6495	Other Contract Service	\$ 2,559.00	\$ -	\$ 2,400.00
6600	Security Camera Maintenance	\$ -	\$ -	\$ 2,200.00
6760	General Repair & Maintenance	\$ 5,030.00	\$ 6,491.66	\$ 6,000.00
6795	Street Repair & Maintenance	\$ 3,000.00	\$ -	\$ 3,000.00
7000	Audit & Tax Service	\$ 1,000.00	\$ 569.53	\$ -
7030	Legal Services - General Counsel	\$ 6,000.00	\$ 6,150.00	\$ 750.00
7040	Holiday Decorations	\$ -	\$ -	\$ 1,200.00
9105	Management Fees	\$ 19,261.00	\$ 14,188.60	\$ 21,225.00
	Reserve Contribution	\$ 33,000.00	\$ 22,000.00	\$ 39,000.00
	<b>TOTAL EXPENSES</b>	\$ 229,400.00	\$ 152,556.87	\$ 249,020.00
	<b>HOMEOWNER'S MONTHLY PAYMENT FOI 2025</b>	\$ 175.00	\$ -	\$ 160.00
	2026 Maintenance Fe	\$ 190.00		
	Number of Units:	109		

Notes

Delinquencies  
Fining Committee  
New line item  
Delinquency payment letter  
Records Storage & Increase in mail costs  
\$% / request no increase  
17.7 % increase [2026 premiums: CRIME: \$369.66; DNC: \$2,471.47; LEGAL: \$936; GL: \$91,623.53; CUMB: \$1,613.98]  
IBK Contract Increase following renewal  
IBK Pest Control: NO INCREASE  
Brown mulch 2x per year  
Palm tree replacements and new plants\* Sunrise Blvd hedge replacement  
No increase  
State filling  
3% increase  
Increase to support future property investment ?  
New line item  
removing security repair from this category  
\*Cheryl J. Levin new law office  
For professional installation  
5% per contract  
Increase \$95,000 to plan for major projects