

Village of Cross Creek Homeowner's Association

ANNUAL BUDGET 2025/2026

(Oct 1, 2025 – Sep 30, 2026)

Income

Association Dues (121 lotsx\$96)	\$11,616.00
Initiation Fee (\$100/unit)	0.00
Resale Certificate (\$50/unit)	0.00

Total Income	\$11,616.00
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Expenses

PPL (lighted entry sign) (\$32/month est.)	\$ 384.00
Lawn Service (March – Oct) (1)	6375.00
Tax Preparation (Carlisle CPA Group)	425.00
Insurance (2)	2837.00
Community Association Dir. (\$1506.00)	
Commercial Pkg. including Auto (\$1061.00)	
Administrative/Office Costs (3)	200.00

Total Expenses	\$10,221.00
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Net Income	\$1395.00
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Note: \$6885.00. (Estimated carry over from 2025)

(1)Lawn service contract cost remains the same for 2 more years.

(2)Insurance premiums remain same for next 2 years.

(3) Admin cost is an estimate and includes yearly pavilion rental. Website cost paid up until 2028.