

**Cross Creek
Operating
Expenses**

23-Jan

23-Mar

| | Budget | Actual | Variance |
|---------------------|---------|---------|----------|
| Income | 120,209 | 119,797 | 230 |
| Expenses | 119,797 | 113,327 | 6,651 |
| Net Operating Inc | | | 6,681 |
| Variances | | | |
| Utilities | | | -1,676 |
| Irrigation/Sidewalk | | | 5,084 |
| Adj Net Oper Inc* | | | 4,381 |

Cross Creek

| | Cycle Yrs | |
|-------------------|-----------|---------|
| Paint Clean Roofs | 7 | 121,212 |
| Entrance Plants | 30 | 12,607 |
| Entrance Letters | 30 | 9,456 |
| Pool Equipment | 10 | 4,621 |

| | | |
|--------------------|----|---------|
| Landscape Lights | 15 | 5,568 |
| Clean Storm Drains | 2 | 5,253 |
| Tree Maintenance | ? | |
| Total | | 161,961 |

Reserve Management Recommendations

In order to improve the accuracy of future Reserve Study updates and assist future Boards I recommend the we

Establish policies to regularly update Reserve Study timing and cost assumptions and record findings in a log.

Current priorities are Erosion Control for both ponds, tree maintenance, drain cleaning and irrigation.