

Treasurer's Report – Cross Creek HOA

August 2026

Our Reserve balance stands at \$581,818 as of the end of the month. During August, we received interest on investments and did not have any disbursements.

Reserves will be drawn down over \$62,000 during the fall for painting of 20 homes.

The Operating Budget appears to be in line with projections, with the exception of two accounts. During the month we contracted with Tucker Enterprise Services for a significant pruning and lifting of the canopy for the oak trees between the sidewalk and the street. The contract was for \$12,500. This created a negative variance of \$11,450 for the month. We have offsetting positive variances in the General Repairs and Maintenance account (GL8110) and Sidewalk Repairs (GL8110-018) that allowed us to provide the funding for this needed service. We received three bids for this work, reviewed the scope of work and cost and then selected Tucker. They did an outstanding job.

<u>August 2026</u>	<u>Mo. Actual</u>	<u>Mo. Budget</u>	<u>Mo. Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
Maint Fee Income	47,092	46,989	103	376,736	375,910	825
Transfer to Reserves	10,248	10,248	-	81,984	81,984	-
Interest on Reserves	2,972	833	2,139	10,561	8,666	3,894
Total Admin Expense	4,461	4,602	140	34,374	36,814	2,439
Repairs General	-	1,250	1,250	5,179	10,000	4,820
Sidewalk Repair	-	1,250	1,250	6,892	10,000	3,108
Tree Expense	12,500	1,050	(11,450)	18,690	8,400	(10,290)
Irrigation Repair	2,633	917	(1,716)	7,206	7,333	127
Grounds Maint	11,250	12,500	1,250	94,308	100,000	5,691
Total Expense	55,898	46,989	(8,909)	364,685	375,910	11,224
Net Income	(8,779)	-	(8,779)	12,222	-	12,222

Maintenance Fee Income is experiencing some delinquent payments. We will discuss a new policy for late payment fees and a tighter time table for collection in the future.

Other items are in line.

We will begin the new budgeting process this fall. If anyone would like to make any suggestions, please send me a note with the specifics of your thoughts.

Parker Stafford, Treasurer
Cross Creek HOA