

## Treasurer's Report – Cross Creek HOA April 2026

Our Maintenance Fee Income continues to be on target with only one delinquency past 30 days. A late letter has been sent.

Our Reserve balance is \$563,313. During the month we added \$10,248 from monthly fees and disbursed \$3,300 for mulch (\$17,775), a reclassification from a posting error from last month.

Variances appear to be wider than normal for the month. A sample of the accounts is below with an explanation for each.

<b>Income &amp; Expense Highlights</b> (Columns do not add)	<b>Mo. Act.</b>	<b>Mo. Bud.</b>	<b>Mo. Var.</b>	<b>YTD Act</b>	<b>YTD Bud.</b>	<b>YTD Var.</b>	
Maint Fee Income	47,092	46,988	103	188,368	187,955	412	
Transferred to Reserves	10,248	10,248	-	40,992	40,992	-	
Interest on Reserves	1,412	833	578	5,322	3,333	1,989	
Total Admin Expense	4,085	4,601	516	15,970	18,407	2,437	
Repairs - Sidewalks	-	1,250	1,250	-	5,000	5,000	Timing issue. Contract signed for \$7500
Repairs - General	-	1,250	1,250				Timing.
Irrigation Repairs	149	916	767	909	3,666	2,757	Timing. Large expenses in May for leaks
Grounds - Trees	-	1,050	1,050	-	4,200	4,200	Timing. Two large trees contracted for May
Grounds Maint	7,950	12,500	4,550	48,000	50,000	2,000	Var. due to reclass of mulch exp -posting error
TECO Street Lights	-	1,658	1,658	4,813	6,632	1,818	Bill not paid in April. AP not used
Total Operating Expense	31,707	42,387	10,679	151,155	169,548	18,392	
Total All Expense	35,793	46,988	11,195	167,125	187,955	20,829	
<b>Net Income</b>	<b>11,314</b>	<b>-</b>	<b>11,314</b>	<b>21,315</b>	<b>-</b>	<b>21,315</b>	

The Woodstream tree removal and repaving project is scheduled to begin May 19. The Miami curb will be removed and replaced. One half of the roadway will be rebuilt from the base to the topping for a length of approximately 85 feet. The total cost is estimated at \$17,000 and will be paid from Reserves.

Please feel free to ask any questions or make suggestions.

Parker Stafford, Treasurer