

Treasurer’s Report December 2025

Cross Creek HOA

This past year was a challenging time for the HOA. We are very pleased to have resolved a number of major repair and maintenance issues over the past months.

Our major projects were covered by the Reserves. In December we used Reserves to fund a number of projects.

Reserves		
	Beginning Balance November 30	\$ 590,912
	Monthly Addition	\$ 9,760
	Interest	\$ 1,384
	North/South Pond Recertification	\$ (4,630)
	Palm Tree Trimming	\$ (3,603)
	House & Partial Wall Painting	\$ (39,500)
	Ending Balance December 31	\$ 554,323

In 2026 we will paint the remaining 22 homes in the cycle and not be painting again until 2029. In 2026 the Reserve balance will increase based on a budgeted contribution of \$122,976 for 2026.

The Operating Budget incurred significant maintenance expense during the year. The following are the highlights of December and the End of Year results.

Op. Budget	Highlights	Mo. Actual	Mo. Budget	Mo. Var	YTD Actual	YTD Budget	YTD Var
	Repairs General	\$ (1,618)	\$ 440	\$ 2,058	\$ 10,953	\$ 5,285	\$ (5,668)
	*Grounds Maintenance	\$ 27,332	\$ 13,333	\$ (13,998)	\$ 167,540	\$ 160,000	\$ (7,540)
	ELWCA - Master Assoc	\$ 10,389	\$ 10,692	\$ 303	\$ 124,674	\$ 128,315	\$ 3,640
	Tree Maintenance	\$ 2,300	\$ 750	\$ (1,550)	\$ 10,460	\$ 9,000	\$ (1,460)
	Irrigation Repairs	\$ 3,562	\$ 916	\$ (2,646)	\$ 14,300	\$ 11,000	\$ (3,306)
	Total Expenses	\$ 60,577	\$ 45,750	\$ (14,826)	\$ 560,082	\$ 549,001	\$ (11,080)
	Total Income				\$ 549,095	\$ 549,001	\$ 94
	Net Income				\$ (10,987)	\$ -	\$ (10,987)

2% Var

*At the beginning of 2025, we discovered an over payment which occurred in 2024 in the Millennium billing. During the following months it was resolved and we received a refund check from Millennium in the amount of \$11,868. The various adjustments were made,

and although the December expense number appears to be double for the month, in actuality, it is a resolution of the various accounting adjustments.

Ground Maintenance			
Invoices paid to Millennium	13@	\$ 13,566	\$ 176,358
Less Over-Payment in 2024			\$ (13,000)
Plus Under payment of 3 monthly fees in 2024 @377.33	3@	\$ 377	\$ 1,132
Actual Yearly Expense for Millennium			\$ 164,490
Plus sod/landscaping at entrance			\$ 3,050
Total for 2025			\$ 167,540

The Budget process for 2026 took the aging infrastructure into account. Our estimates were adjusted during that process and we are comfortable with the forecasted numbers.

We encourage any input or questions you may have regarding our financial statements.

Parker Stafford
Treasurer