

Treasurer's Report – Cross Creek HOA July 2026

Our Reserve balance stands at \$568,597 as of the end of the month. Our Long-Range Financial Committee completed the revisions to the forecast. During this process we shortened the average life of several items and added additional funds for perimeter wall repairs. The plan reflects a more realistic view of future expense.

The Operating Budget continues to be on-target for the month and year-to-date. The following items are highlighted for your information.

<u>July 2026</u>	<u>Notes</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	1	47,092	46,989	103	329,644	328,921	722
Transfer to Reserves		10,248	10,248	-	71,736	71,736	-
Interest on Reserves	2	407	833	(426)	7,588	5,832	1,755
Legal Expense	3	270	333	63	1,560	233	773
Total Admin Expense		4,373	4,602	228	29,903	32,212	2,299
Repairs General		2,147	1,250	(897)	5,179	8,750	3,570
Sidewalk Repair	4	-	1,250	1,250	6,892	8,750	1,858
Tree Expense	4	1,700	1,050	(650)	6,190	7,350	1,160
Irrigation Repair		1,882	917	(966)	4,572	6,416	1,843
Grounds Maint		11,761	12,500	739	83,058	87,500	4,441
Total Expense		45,704	46,989	1,284	308,787	328,921	20,133
Net Income		1,441	-	1,441	21,002	-	21,002
	1	Fee Income is on target with one account 90 days past due. An intent to lien has been sent					
	2	Income does not reflect the accrual of interest on US Treasury holdings. The monthly accrual amounts to ~\$1,365. We anticipate resolving this accounting issue before month-end					
	3	We anticipate additional expense as we proceed to restate and file existing documents					
	4	Sidewalk repairs have been completed for the year. The budget surplus in this item, has allowed the HOA to contract for major oak tree trimming & raising the canopy for the oak trees along the roadway aprons					
		Major tree expense will be shown on the August report					

Parker Stafford, Treasurer
Cross Creek HOA

