

Treasurer's Report – Cross Creek January 2026

Welcome to the new year of 2026. Our first month is now behind us and began with a new budget that was approved by the residents of the HOA last fall. The following highlights reflect activity in a number of expense accounts. Likewise, many of the positive variances are a result of anticipated expenses that are accrued each month but will be spent later in the year.

These are HIGHLIGHTS of income and expense items. They do not add				
Item	Mo. Act.	Mo. Budget	Var	
Maint Fee - Op	47,092	46,989	103	
Reserve Income	10,248	10,248	-	
Reser Int. Income	1,336	833	503	
Total Income	47,131	46,989	142	
Insurance	1,220	1,324	104	
Mgmt Fee	2,475	2,475	-	
Repairs General	2,428	1,250	(1,178)	
Grounds Maint	11,250	12,500	1,250	
Cable	7,891	7,887	(3)	
Electric - TECO	2,953	2,648	(305)	
Total Expense	42,709	46,989	4,279	
Net Income	4,422	-	4,422	

Repairs - General ran over budget as a result of \$1,975 for electrical replacement of all cables and connections at the Pebblebrook entrance. This appears to have finally resolved the problem we have had for some time.

Grounds Maintenance – The monthly contract is \$11,250. The additional \$1,250 has been budgeted for other items that may need to be done during the year.

The TECO electrical expense is a result of higher fees and more power used during the holidays. There are five meters plus the street lights that will be analyzed for usage. We added \$10,248 to the Reserves, plus interest received and disbursed \$15,000 for partial payment of painting the perimeter wall. Our Reserve Balance at January 31 is \$550,908.68.

Parker Stafford, Treasurer

