

Treasurer's Report June 2025

Cross Creek HOA

All income items were on target for June with no significant delinquency issues.

Our Reserve activity was:

Beginning balance	\$578,699
Monthly addition	9,760
Interest	<u>1,782</u>
Ending balance	\$590,241

We have several projected reserve expenses anticipated for the remainder of the year.

House painting (20)	\$56,500
Roof Cleaning (20)	9,000
Storm drains cleaning	5,800
Fountain – South	6,654
Fountain – North	5,715

Painting, roof cleaning and storm drain cleaning were budgeted for Reserves this year. The Storm Drains were filled with debris from the two storms last fall. The Board decided that the safety of the community was of paramount importance and thus had all 15 drains cleaned. The fountains were not anticipated in the Long-Range Study until 2034. New fountain motors have been ordered and awaiting installation.

Operating Expense continues to under control. However, as our community ages, we will probably be faced with increases of infrastructure repairs and replacements.

Expense – Admin	\$622 under budget for month
	\$3,921 under budget YTD due to savings in Insurance and legal expense

Expense – Services \$115 over budget for month
 \$10,899 under budget YTD due to timing.
 Sidewalks were budgeted for 2025 for \$15,000
 and will be reflected next month (\$12,732).

We also have pending expenses for items outside of the budget.

Tree removal	\$3,275
Electrical issues	\$1,385
Restroom final	\$ 944

We continue to monitor expenses and negotiate the best value for the challenges we face to keep our community beautiful and functional.

Parker Stafford, Treasurer