

TREASURER'S REPORT  
CROSS CREEK HOA  
MARCH 2025

The financial Reports for March 2025 reflect continued stable maintenance fee income of \$45,750 to Operating and \$9,760 to Reserves.

We experience a disbursement out of Reserves of \$3,620 this month for Team Farrell (40% of contract) for partial completion of the new columns at the restroom building. The balance of \$4,525 will be disbursed in April. Additional funds will also be used to complete the drywall and painting of the building.

The other adjustment to Reserves came as a result of previous invoice from Millennium in the amount of \$10,500 for hurricane clean up. This item was reclassified as a Reserve Expense instead of an operating expense.

Our Reserve balance was \$591,203 at the end of February and was \$591,025 at the end of March.

Operating Expenses are generally in line with budgeted amounts with a couple of exceptions.

Ground Maintenance: The budget item reflects an expense of \$4,891 for the month. However, this line item includes a monthly fee to Millennium of \$13,566, plus an expense for sod in the common area near the south pond. And then a credit of \$10,500 back from Reserves due to the reclassification of the expense.

ELWCA: We pay \$10,389 per month to the master association. We over estimated the fee for 2025 in the budget which should provide a positive variance of \$3,641 for the year.

Pool Service: The expense of \$965 for the month was a negative variance of \$349 for the month and \$715 YTD. We have had several minor equipment repairs. The monthly fee is the same for the year.

Spectrum: The monthly contract is for \$7,511 which produces a negative variance of \$111 per month. The variance is a product of the "local network passthrough fee" which is controlled by the networks and not Spectrum. This slight variance will continue. We have challenged the fee, but to no avail.

All budgeted items appear to be in line and manageable.

Parker Stafford  
Treasurer  
April 28, 2025