

## Treasurer's Report – May 2025

### Cross Creek HOA

We had a considerable amount of financial activity during the month of May which will continue in June. Our community continues to show its age as we have sidewalk, road, structure, irrigation, electrical and fountain issues. The positive aspect is that we have significant reserves to assist with these issues.

The income from monthly fees remains consistent and we have only two minor delinquencies.

Our expenses were in line with budget forecasts except in the following areas:

- Trees – The tree that caused the severe road and drainage damage earlier this year was removed at a cost of \$3,000.
- General repairs – We incurred approximately \$1500 of expense for drywall, painting, fan and shower to finish the restroom building. Another \$2,000 was expensed to pay for new umbrellas and a table and chairs for the pool area
- Grounds Maintenance – Our monthly fee to Millennium is \$13,566. However, through an examination of past payments we concluded we were owed a refund of \$11,868 which was received in May.

Therefore, in spite of unexpected expense over runs, our operating expenses were under budget by \$9,000 as a result of the refund.

In addition, we incurred Reserve Expenses for the street repair and drain pipe repair of \$20,843 to AMI Recycling. We also disbursed the final payment of \$4,525 to Team Farrell for rebuilding the columns which support the roof at the pool restroom building.

During June we will be reviewing various budgeted items of operating expenses and reserve expenditures. The storm drains are scheduled to be cleaned during June or the first week of July. We have two large trees which are dead and must be removed due to safety concerns. Our fountains are being replaced to provide circulation and proper health for the ponds.

We will continue to be diligent with our spending while maintaining a quality environment for our residents.

Parker Stafford, Treasurer

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