

## Treasurer's Report – Cross Creek HOA May 2026

Our Maintenance Fee Income continues to be on target with five residents delinquent 30 days and one at 60 days. Late letters have been sent and late fees will be collected.

Our Reserve balance is \$572,060. During the month we added \$10,248 plus interest of \$1,306 and paid for the spa chemical controller of \$2,807. Two other Reserve expenses were taken, but not checks not written until June. Therefore, the balances in June will reflect those payments. One is the paving expense of \$14,744 and the other is the deposit for the roof cleaning of \$4,900.

Summary (columns will not add)

May-26	MO.ACTUAL	MO. BUDGET	MO. VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
Maint Fee Income	47,092	46,989	103	235,460	234,944	516
Transfer to Reserves	10,248	10,248	-	51,240	51,240	-
Interest on Reserves	1,306	833	473	6,629	4,167	2,462
Total Admin Expense	4,358	4,602	244	20,328	23,009	2,681
Repairs - Sidewalks	-	1,250	1,250	-	6,250	6,250
Repairs - General	350	1,250	900	3,381	6,250	2,869
Irrigation Repairs	1,528	917	(611)	2,437	4,583	2,146
Grounds - Trees	4,490	1,050	(3,440)	4,490	5,250	760
Grounds - Maint	11,250	12,500	1,250	59,250	62,500	3,250
Legal Expense	60	333	273	60	1,667	1,607
Total Operating Expense	42,555	42,387	(168)	193,711	211,935	18,224
Total All Expense	46,913	46,989	76	214,039	234,944	20,905
Net Income	193	-	193	21,509	-	21,509

Of note is the Sidewalk and Legal expense line items. Those two projects are underway and those expenses will be reflected in June financials. The Trees exceeded the monthly expense yet YTD is on target.

During the month of May we finalized our new account opening process with Charles Schwab. This account allows us to invest in short term United States Treasuries. We have approximately \$400,000 of these securities earning an average of 4.12% versus the 3.15% in bank deposits. The maturities are all short term from six months to three years with laddered maturities. This strategy provides us with additional income of ~\$5,400 per year while maintaining liquidity.

The Woodstream paving project has been completed. Approximately 85 lineal feet of Miami curb, base material and road repaving was done. We are awaiting a proposal from our landscaper to level and sod the damaged grass area. The cost thus far is \$17,594.

Please feel free to ask about specific items or make suggestions.

Parker Stafford, Treasurer