Treasurer's Report – Cross Creek HOA
September 2026

This month we analyzed the current budget and our expected revenue and expenses for the remainder of the year. While the total expenses seem to be on-target, we did incur higher expenses for tree trimming and removals but saw savings in other area that allowed us to stay in balance. We have several expense items that will absorb the slight gain we currently see. Those items include signage, tree maintenance, landscape and annual meeting costs.

The following reflects a sample of income and expense items for September.

September 2026	Mo Actual	Mo Budget	Mo Var	YTD Actual	YTD Budget	YTD Var
Maint Fee Income	47,092	46,989	103	423,828	422,899	929
Trans to Reserves	10,248	10,248	-	92,232	92,232	-
Interest on Reserves	1,873	833	1,040	12,436	7,499	4,937
Total Admin Expense	5,043	4,601	(442)	39,417	41,416	1,999
Repairs-General	255	1,250	995	5,434	11,250	5,816
Irrigation Repair	220	917	697	7,426	8,250	824
Grounds Maint	11,250	12,500	1,250	105,558	112,500	6,942
Total Expense	41,935	46,989	5,054	406,621	422,899	16,278
Net Income	5,147	-	5,147	17,369	-	17,369

We have a couple of residents who are delinquent and tend to pay past the payment date. We have initiated a management process to begin assessing a $20.00 fee for each payment received past the 15th of the month. Payments are due on the 1st day of each month. This permits a 15 day grace period before the late fee assessment. This policy will be enforced beginning January 1st. Our cashflow depends on timely payments.

We have one resident who is significantly past due and the matter has been referred to our law firm to file a Lien on the property and initiate demand for payment in full.

Our **Reserve Balance** on September 30 was $590,064. During the month we disbursed $3,825 to clean and reseal the pool deck and sidewalk areas. This

fall we will disburse $62,150 for painting of 22 homes and approximately $7,000 to update the landscaping around the pool area. The Daily Group has done an excellent job over the past five years in fulfilling of their current contract.

We have found that projected costs of repair and replacement items continue to increase at a faster rate than the previous inflation factor. The Long-Range Plan has increased that target for the next couple of years.

Budget for 2027

The goal for the 2027 budget is to provide adequate funding for repairs and maintenance of the various common comments and additional Reserves for replacement of significant items.

We requested feedback and received six comments. Suggestions included the request for leaf removal for backyards, removal of additional trees to eliminate problems with sidewalks and driveways, consideration of stretching the home painting from 7 to 10 years, consideration of removing a significant portion of sidewalks, cleaning sidewalks leading from the pool area to Woodstream, improving the landscape areas around the pool and at both entrances and adding to holiday decorations.

A number of those items are included in this budget. A few others will be considered for Reserve study. Thank you for the feedback.

The Final Budget for consideration by the Board of Directors reflects an overall **increase of 5.67%** in the Operating Expenses. Our largest single item is Grounds Maintenance. Our contributions to Reserves increased by 5% to maintain proper funds for major items. This will increase our Monthly Maintenance Fee from $470 to $495 per month.

Respectfully submitted,

Parker Stafford, Treasurer