

Treasurer's Report August 2025

Cross Creek HOA

All income items were on target for the month of August. We have two properties that are past due 60 days. Letters have been sent. All others have been brought current. We urge all residents to consider a monthly auto-payment to avoid late fees and interest.

Our **Reserve** activity was:

Beginning Balance	\$ 588,677
Monthly Addition	\$ 9,760
Interest	\$ 4,318
Less Roof Cleaning	<u>\$ (9,000)</u>
Ending Balance	\$ 593,755

We realized additional interest income as we received accrued interest upon transfer of the JPMorgan account to our local bank. We contracted to clean 20 roofs in preparation for house painting this fall in the amount of \$9,000, slightly under budget.

Operating Expenses

Our Administrative Expenses continue to be under budget as a result of lower insurance costs and less than anticipated legal expense.

Service and Utility expenses were over budget for the month due to additional pool equipment repair, landscape for the entrance, removal of two trees and an increase of electric use.

Expense Variance	Month	Year to Date
Administrative	\$ 725	\$ 4,905
Serv & Util	\$ (3,100)	\$ (3,560)

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

During September and October, we will utilize reserve funds to pay for the painting of 20 houses. We have also incurred expense for the other fountain motor.

The fountain for the north pond has not been operable due to a faulty electrical cable. We had a couple of electrical contractors review the situation and neither had the capacity to replace it. TECO crews visited the site three times, identified and remedied the problem. The good news is once our electrician replaces a small wire coupling in the breaker box, the fountain will be operable. We anticipate this will occur within a matter of days.

We have begun analyzing our expense and income items for the last two years, the possible increases of vendor pricing and will be ready to prepare the budget shortly.

Parker Stafford, Treasurer