

Treasurer's Report October 2025

Cross Creek HOA

All income items were on target for the month of October. We have only one property with a delinquency of 60 days. A letter has been sent. All others are current.

October 2025	Mon Act	Mon Budget	Var.	YTD Act	TYD Budget	Var	Comments
Maintenance Income	45,750	45,750	-	457,500	457,000	-	
Reserve Income	9,760	9,760	-	97,600	97,600	-	
Admin Expense							
Insurance	1,220	1,212	(8)	11,896	13,889	1,992	
Mgmt Fee	2,357	2,357	-	23,570	23,570	-	
Op. Expenses							
ELWCA	10,389	10,692	303	103,895	106,929	3,034	
Repairs General	1,451	440	(1,010)	12,426	4,040	(8,022)	Aging Infrastructure
Grounds	13,566	13,333	232	126,642	133,333	6,691	YTD incl refund of \$11+k
Refuse Removal	2,845	2,684	(160)	28,456	26,848	(1,602)	
Cable & TV	7,511	7,400	111	75,117	74,000	(1,117)	Under budgeted
Tot OP Expense	40,254	41,232	978	415,248	412,327	(2,920)	
Total Expenses	44,246	45,750	1,503	454,292	457,501	3,208	
Reserve Balance					609,806		

Operating expenses continue to reflect the various maintenance issues we have experienced. Restoring the entrance lighting on the Pebblebrook entry and several irrigation pipe failures have increased our expenses.

Our Reserves remain strong and on target to maintain a minimum of 70% of the 10-year projection of capital needs. During September we paid \$6,654 for a new fountain for the south pond from reserves. During November we will incur reserve expense for painting 20 homes (\$56,500) and painting of the perimeter wall (\$21,500+).

Significant time was spent during the month of October to finalize a budget for 2026 that reflects our aging infrastructure and that targets improvements to make our community a beautiful place to live.

We encourage any input our residents may have for future budget considerations.

Parker Stafford
Treasurer