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# Cross Creek HOA: 2021 Annual Meeting

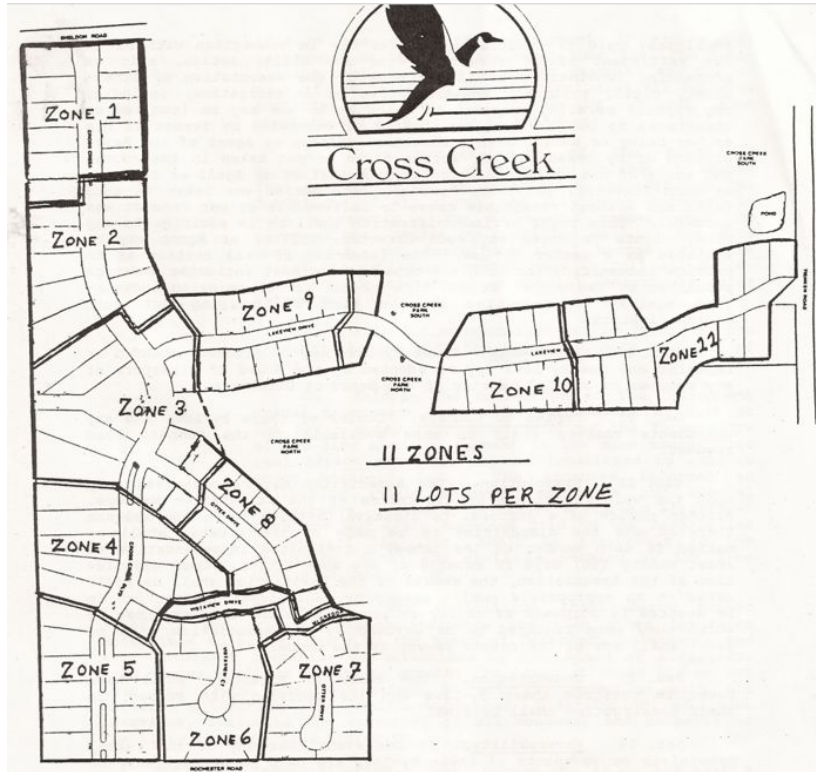
November 15, 2021

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# Agenda

1. Board Member Introductions - Subcommittees and volunteer opportunities
  2. Recap of Recent Activities
  3. 2022 Agenda - Key issues: Safety, Beautification, Maintenance
  4. Speed & Traffic Report
  5. Signs & Lights
  6. Financial Standing
  7. Dues Discussion
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# Current Board Members



Zone 1	Jim Clincher	(248) 453-5917
Zone 2	Bill Woolsey	(248) 571-4556
Zone 3	Scott Whitford	(248) 941 7356
Zone 4	Chris Ruppel	(248) 877-0665
Zone 5	John Ellwood	(586) 201-5264
Zone 6	Clarence Brantley	(248) 650-2258
Zone 7	Hossein Salimnia	(248) 462 5989
Zone 8	Terry Jones	(248) 515-9762
Zone 9	Ralph Crittenden	(248) 978-8333
Zone 10	Molly Balbach	(517) 648-0863
Zone 11	Andrea Serra	(586) 823-6475

# Subcommittees

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Community Relations	Molly Balbach, Andrea Serra, & Katie Woolsey
Communications	Andrea Serra & Scott Whitford
Common Area Maintenance	John Elwood
Financial	Clarence Brantley
Governmental Relations	Chris Ruppel
Grounds & New Landscaping	Clarence Brantley & John Elwood
Lighting	Scott Whitford
Sprinklers	Scott Whitford
Traffic	Bill Woolsey & Ralph Crittenden
Welcoming	Jim Clincher

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# Recent Activities

## Summer

- Neighborhood walks on Monday and Thursday nights
- End of Summer block party with ice cream truck and lawn games

## Autumn

- Subdivision Garage Sale
- Halloween costume parade with cider and donuts

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# 2022 Agenda

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## Safety

Goal - ensure potentially hazardous or risky situations are remedied so all residents are protected to the best of our ability

Includes Lights, Traffic, and Communications

Potential new project estimates:

- Street lighting, \$2500 per unit
- Traffic humps \$5000 for 2

~\$7,500

## Main Priorities

## Beautification

Goal - ensure shared spaces and entryways reflect the aesthetic of Cross Creek and are keeping up with residents expectations and needs

Includes Lights, Signage, Grounds and Landscaping

Potential new project estimates:

- Trees along Cross Creek \$24,00 (\$1,200 ea)
- Street sign post upgrade \$34,000

~\$58,000

## Maintenance

Goal - ensure logistics behind shared spaces and entryways reflect the aesthetic of Cross Creek and are modernized for efficiency & savings

Includes Lights, Sprinklers, Common Areas

Potential new project estimates:

- Sprinklers - \$1,000
- Entrance sign maintenance- \$200-300 each

~\$2,000

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# Safety



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# Safety - Agenda

- Purpose
  - Traffic Studies
  - What it Means
  - Possible Solutions
    - “No Through Traffic”
    - Stop Signs
    - Radar
    - Speed Humps
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# Traffic Studies

- Cross Creek
    - May 29, 2013 - Traffic Study
    - September 21, 2021 - Traffic Study
  - Lakeview
    - 2019 - Traffic Study
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# May 29, 2013

## Cross Creek Study

- Locations - 2
  - Findings
    - Speed Study #1 - 175' West of Lakeview
      - Average Vehicles: 1,472 vehicles
      - Average Speed: 22 MPH
      - 85th % of Speed: 29 MPH
    - Speed Study #2 - 600' East of Lakeview
      - Average Vehicles: 1,338
      - Average Speed: 23 MPH
      - **85th % of Speed: 31 MPH**
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# September 21, 2021

## Cross Creek Study

- Locations - 3
  - Findings
    - Study #1 - 175' West of Lakeview
      - Average Vehicles: 736 vehicles
      - Average Speed: 21 MPH
      - 85th % of Speed: 26 MPH
    - Study #2 - 175' East of Lakeview
      - Average Vehicles: 646
      - Average Speed: 26 MPH
      - 85th % of Speed: 29 MPH
    - Study #3 - 326 Cross Creek
      - Average Vehicles: 1,152
      - Average Speed: 28 MPH
      - **85th % of Speed: 33 MPH**
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# 2019 Lakeview Study

- Locations - 2
- Findings
  - 85th % of speed: Less than 31 MPH



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# What it Means

- Findings of Traffic Studies
  - 85th % Speed of +31 MPH **means that the street qualifies for a speed hump**
    - Cross Creek Qualified in 2013
    - Cross Creek Qualified in 2021
  - Traffic Study results are good for three (3) years

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# Other Possible Solutions Explored

- “No Through Traffic” Signs -> Not allowed because Cross Creek is a natural pass through
- Stop Signs -> Not allowed per city engineer
- Radar -> Cost \$5,000 and doesn't reduce speed

**CONCLUSION** - these will not help with our speed issue.

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# Proposed Solution: Speed Humps

- Cost: \$5,000 per hump split 50/50 with City (cost to sub is \$2,500)
- City maintains and owns hump



- Speeds decreased
- Traffic diversion
- Little net change in road noise
- Vehicles can pass through easily
- Need approval from HOA and homeowners



# Speed Hump Location Plan



Cross Creek Speed Blvd  
2021 Speed Hump Proposals  
City Section: # 2



## Next Steps:

- Option 1 Board approved
- Requesting approval from homeowners affected
- Questions?



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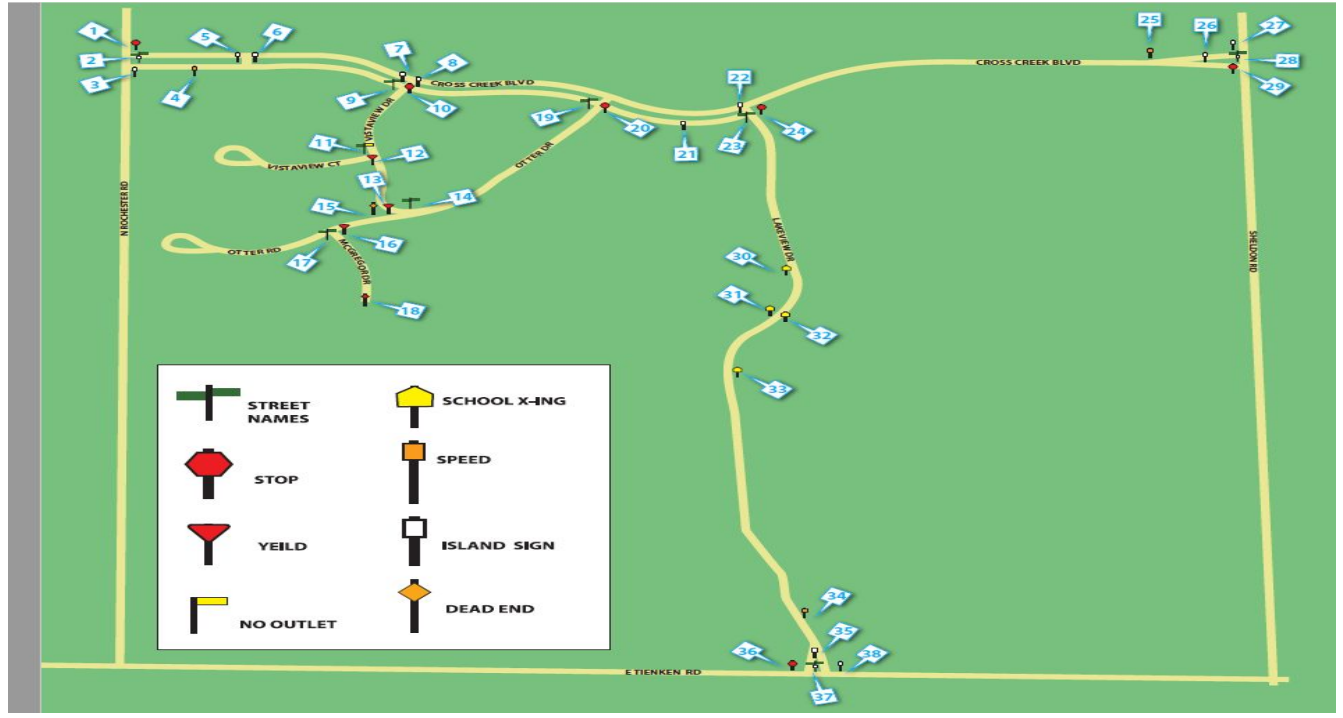
# Beautification

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# Cross Creek Tree Replacement

- Evergreens along Cross Creek are diseased and dying
  - Temporary “patch fix” applied last year
    - Cut out dead underbrush
    - Injected fertilizer to prolong
  - Long-term, trees need to be replaced
    - 20 New trees along Cross Creek \$24,00 (\$1,200 ea)
    - Stumps to be fully extricated
    - Type must be suitable to conditions (no irrigation)
    - Working with arborist to identify best option
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# Signs - >30 signs in our sub today



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# Signs - some can be combined

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# New Sign type and style



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# Signs

**Total project cost - \$34,824**

- Included installation, permitting fees, and county bond
  - Presently inquiring with the City if all signs/post are necessary (ie. 4 crosswalk signs on Lakeview w/o a crosswalk.
  - Some signposts replacements may be skipped (ie stop sign at end of McGregor, weight limit signs, and No Left Turn signs.
  - Electrical cost and insurance costs still pending.
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# Proposed location of new Lights





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# Type and Style of New Lights



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# Lights

- Potential locations have been identified due to their proximity to the DTE transformer boxes .
  - Cost per unit is ~\$2500 given close proximity to boxes
  - Units are installed, owned and maintained by DTE
  - Fixed annual lighting cost is ~ \$180 per unit.
  - Lighting in the sub is supported for both safety and aesthetics.
  - Exploring timers/dimmers to minimize light pollution
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# Financials

# CROSS CREEK HOMEOWNERS ASSOCIATION

## FINANCIAL REPORTS

### TABLE OF CONTENTS

- 1 CHECKING ACCOUNT EXPENSES MONTHLY ACTUAL  
DETAIL JANUARY THROUGH DECEMBER 2020
- 2 SAVINGS, CHECKING & CD ACCOUNTS MONTHLY ACTUAL  
DETAIL JANUARY THROUGH DECEMBER 2020
- 3 CHECKING ACCOUNT EXPENSES MONTHLY BUDGET/ACTUAL  
JANUARY THROUGH DECEMBER 2021
- 4 SAVINGS, CHECKING & CD ACCOUNTS MONTHLY BUDGET/ACTUAL  
JANUARY THROUGH DECEMBER 2021

**CROSS CREEK HOMEOWNERS ASSOCIATION  
CHECKING ACCOUNT 2020 ACTUAL (as of Dec 31, 2020)**

	JAN 2020 ACTUAL	FEB 2020 ACTUAL	MAR 2020 ACTUAL	APR 2020 ACTUAL	MAY 2020 ACTUAL	JUN 2020 ACTUAL	JUL 2020 ACTUAL	AUG 2020 ACTUAL	SEP 2020 ACTUAL	OCT 2020 ACTUAL	NOV 2020 ACTUAL	DEC 2020 ACTUAL	TOTALS 2020 ACTUAL	
<b>CASH DEPOSITS</b>														<b>CASH DEPOSITS</b>
Transfer from CD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Transfer from CD
Direct Deposits	250.00	12,500.00	10,500.00	5,250.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	Direct Deposits
<b>TOTAL CASH DEPOSITS</b>	<b>250.00</b>	<b>12,500.00</b>	<b>10,500.00</b>	<b>5,250.00</b>	<b>1,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>30,000.00</b>	<b>TOTAL CASH DEPOSITS</b>
<b>EXPENDITURES</b>														<b>EXPENDITURES</b>
Electricity	72.84	6.39	73.70	106.98	0.00	104.60	202.16	92.11	93.26	97.38	101.33	103.52	1,054.27	Electricity
Water	0.00	41.61	0.00	0.00	0.00	176.67	0.00	1,641.28	0.00	1,403.10	0.00	1,245.74	4,508.40	Water
Postage	0.00	110.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	Postage
Copier Costs	0.00	38.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38.00	Copier Costs
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	1,500.00	Insurance
Post Office Box	134.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134.00	Post Office Box
Annual Organization Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	0.00	20.00	Annual Organization Fee
Garage Ads	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Garage Sale
Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Office Supplies
Common Area Maint Lawns	0.00	0.00	0.00	0.00	315.00	1,280.00	1,230.00	1,469.00	1,055.00	1,050.00	915.00	265.00	7,579.00	Common Area Maint Lawns
Common Area Maint Trees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Common Area Maint Trees
Flowers	0.00	0.00	0.00	0.00	295.00	695.00	0.00	0.00	0.00	0.00	430.00	0.00	1,420.00	Flowers
New Landscaping Costs	0.00	0.00	0.00	0.00	0.00	3,860.00	855.00	1,435.00	0.00	775.00	0.00	0.00	6,925.00	New Landscaping Costs
Entrance & Street Lights	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Entrance & Street Lights
Sprinkler Maintenance	0.00	0.00	0.00	0.00	587.00	0.00	0.00	0.00	0.00	0.00	155.00	0.00	742.00	Sprinkler Maintenance
Electrical Supplies	0.00	0.00	0.00	12.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.85	35.25	Electrical Supplies
Pond/Drainage Costs	0.00	75.00	0.00	900.00	0.00	0.00	0.00	900.00	0.00	0.00	0.00	0.00	1,875.00	Pond/Drainage Costs
Christmas Decorations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,548.00	1,548.00	Christmas Decorations
Other	0.00	0.00	0.00	0.00	0.00	30.05	0.00	0.00	0.00	0.00	0.00	175.87	205.92	Other
<b>TOTAL EXPENDITURES</b>	<b>206.84</b>	<b>271.00</b>	<b>73.70</b>	<b>1,019.38</b>	<b>1,197.00</b>	<b>6,146.32</b>	<b>2,287.16</b>	<b>7,037.39</b>	<b>1,168.26</b>	<b>3,325.48</b>	<b>1,601.33</b>	<b>3,360.98</b>	<b>27,694.84</b>	<b>TOTAL EXPENDITURES</b>
<b>BEGINNING BALANCE</b>	<b>15,768.43</b>	<b>15,811.59</b>	<b>28,040.59</b>	<b>38,466.89</b>	<b>42,697.51</b>	<b>43,000.51</b>	<b>36,854.19</b>	<b>34,567.03</b>	<b>27,529.64</b>	<b>26,361.38</b>	<b>23,035.90</b>	<b>21,434.57</b>	<b>15,768.43</b>	<b>BEGINNING BALANCE</b>
<b>TOTAL CASH DEPOSITS</b>	<b>250.00</b>	<b>12,500.00</b>	<b>10,500.00</b>	<b>5,250.00</b>	<b>1,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>30,000.00</b>	<b>TOTAL CASH DEPOSITS</b>
<b>TOTAL EXPENDITURES</b>	<b>206.84</b>	<b>271.00</b>	<b>73.70</b>	<b>1,019.38</b>	<b>1,197.00</b>	<b>6,146.32</b>	<b>2,287.16</b>	<b>7,037.39</b>	<b>1,168.26</b>	<b>3,325.48</b>	<b>1,601.33</b>	<b>3,360.98</b>	<b>27,694.84</b>	<b>TOTAL EXPENDITURES</b>
<b>INTEREST EARNED</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>INTEREST EARNED</b>
<b>ENDING BALANCE</b>	<b>15,811.59</b>	<b>28,040.59</b>	<b>38,466.89</b>	<b>42,697.51</b>	<b>43,000.51</b>	<b>36,854.19</b>	<b>34,567.03</b>	<b>27,529.64</b>	<b>26,361.38</b>	<b>23,035.90</b>	<b>21,434.57</b>	<b>18,073.59</b>	<b>18,073.59</b>	<b>ENDING BALANCE</b>

**CROSS CREEK HOMEOWNERS ASSOCIATION  
SAVINGS, CHECKING, & CD ACCOUNTS    2020 ACTUAL    (as of Dec 31, 2020)**

	JAN 2020 ACTUAL	FEB 2020 ACTUAL	MAR 2020 ACTUAL	APR 2020 ACTUAL	MAY 2020 ACTUAL	JUN 2020 ACTUAL	JUL 2020 ACTUAL	AUG 2020 ACTUAL	SEP 2020 ACTUAL	OCT 2020 ACTUAL	NOV 2020 ACTUAL	DEC 2020 ACTUAL	TOTALS 2020 ACTUAL	
<b>BEG CD ACCOUNT</b>	15,249.55	15,249.67	15,249.74	15,249.74	15,249.74	15,249.74	15,249.74	15,249.74	15,249.74	15,249.74	15,249.74	15,249.74	15,249.55	<b>BEG CD ACCOUNT</b>
TRNSF TO CHECKING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 TRNSF TO CHECKING
INTEREST EARNED	0.12	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.19	INTEREST EARNED
DEPOSITS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	DEPOSITS
FEE CHARGES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	FEE CHARGES
OTHER WITHDRAWLS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	OTHER WITHDRAWLS
<b>END CD ACCOUNT</b>	<b>15,249.67</b>	<b>15,249.74</b>	<b>15,249.74</b>	<b>15,249.74</b>	<b>15,249.74</b>	<b>15,249.74</b>	<b>15,249.74</b>	<b>15,249.74</b>	<b>15,249.74</b>	<b>15,249.74</b>	<b>15,249.74</b>	<b>15,249.74</b>	<b>15,249.74</b>	<b>END CD ACCOUNT</b>
<b>BEG CHECKING ACCT</b>	15,768.43	15,811.59	28,040.59	38,466.89	42,697.51	43,000.51	36,854.19	34,567.03	27,529.64	26,361.38	23,035.90	21,434.57	15,768.43	<b>BEG CHECKING ACCT</b>
DIRECT DEPOSITS	250.00	12,500.00	10,500.00	5,250.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	DIRECT DEPOSITS
TRNSF FROM CD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	TRNSF FROM CD
INTEREST EARNED	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	INTEREST EARNED
TRNSF TO CD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	TRNSF TO CD
FEE CHARGES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	FEE CHARGES
CHECK WITHDRAWLS	206.84	271.00	73.70	1,019.38	1,197.00	6,146.32	2,287.16	7,037.39	1,168.26	3,325.48	1,601.33	3,360.98	27,694.84	CHECK WITHDRAWLS
<b>END CHECKING ACCT</b>	<b>15,811.59</b>	<b>28,040.59</b>	<b>38,466.89</b>	<b>42,697.51</b>	<b>43,000.51</b>	<b>36,854.19</b>	<b>34,567.03</b>	<b>27,529.64</b>	<b>26,361.38</b>	<b>23,035.90</b>	<b>21,434.57</b>	<b>18,073.59</b>	<b>18,073.59</b>	<b>END CHECKING ACCT</b>
<b>TOTAL CASH BALANCE</b>	<b>31,061.26</b>	<b>43,290.33</b>	<b>53,716.63</b>	<b>57,947.25</b>	<b>58,250.25</b>	<b>52,103.93</b>	<b>49,816.77</b>	<b>42,779.38</b>	<b>41,611.12</b>	<b>38,285.64</b>	<b>36,684.31</b>	<b>33,323.33</b>	<b>33,323.33</b>	<b>TOTAL CASH BALANCE</b>

**CROSS CREEK HOMEOWNERS ASSOCIATION**  
**CHECKING ACCOUNT 2021 BUDGET/ ACTUAL (as of Oct 31, 2021)**

	JAN 2021 ACTUAL	FEB 2021 ACTUAL	MAR 2021 ACTUAL	APR 2021 ACTUAL	MAY 2021 ACTUAL	JUN 2021 ACTUAL	JUL 2021 ACTUAL	AUG 2021 ACTUAL	SEP 2021 ACTUAL	OCT 2021 ACTUAL	NOV 2021 BUDGET	DEC 2021 BUDGET	TOTALS 2021 BUDGET		
<b>CASH DEPOSITS</b>														<b>CASH DEPOSITS</b>	
Transfer from CD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Transfer from CD
Direct Deposits	0.00	12,750.00	12,000.00	4,750.00	250.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	30,500.00	30,500.00	Direct Deposits
<b>TOTAL CASH DEPOSITS</b>	0.00	12,750.00	12,000.00	4,750.00	250.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	30,500.00	<b>TOTAL CASH DEPOSITS</b>	
<b>EXPENDITURES</b>														<b>EXPENDITURES</b>	
Electricity	118.66	111.85	102.14	102.13	98.65	96.19	97.92	96.30	95.72	100.90	102.80	106.69	1,229.95	Electricity	
Water	0.00	0.00	0.00	0.00	302.39	0.00	0.00	1,425.98	0.00	1,205.20	0.00	1,245.74	4,179.31	Water	
Postage	110.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	Postage	
Copier Costs	0.00	88.88	0.00	0.00	0.00	0.00	0.00	69.96	0.00	0.00	0.00	0.00	158.84	Copier Costs	
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,517.00	0.00	0.00	0.00	0.00	1,517.00	Insurance	
Post Office Box	148.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	148.00	Post Office Box	
Annual Organization Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	0.00	20.00	Annual Organization Fee	
Garage Ads	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.18	0.00	0.00	0.00	21.18	Garage Sale	
Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Office Supplies	
Common Area Maint Lawns	0.00	0.00	0.00	0.00	930.00	1,055.00	1,015.00	1,420.00	1,215.00	1,360.00	915.00	265.00	8,175.00	Common Area Maint Lawns	
Common Area Maint Trees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	250.00	Common Area Maint Trees	
Flowers	0.00	0.00	0.00	0.00	0.00	695.00	0.00	0.00	0.00	0.00	430.00	0.00	1,125.00	Flowers	
New Landscaping Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	New Landscaping Costs	
Entrance & Street Lights	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Entrance & Street Lights	
Drain System Repair/Maint	0.00	0.00	0.00	2,300.00	2,128.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,428.00	Drain System Repair/Maint	
Sprinkler Maintenance	0.00	0.00	0.00	0.00	475.00	0.00	0.00	0.00	512.50	0.00	190.00	0.00	1,177.50	Sprinkler Maintenance	
Electrical Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.16	0.00	0.00	21.16	Electrical Supplies	
Pond/Drainage Costs	0.00	0.00	76.50	925.00	0.00	0.00	0.00	925.00	0.00	0.00	0.00	0.00	1,926.50	Pond/Drainage Costs	
Christmas Decorations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,906.00	1,906.00	1,906.00	Christmas Decorations	
Other	0.00	0.00	0.00	31.58	0.00	0.00	0.00	0.00	0.00	71.34	233.84	0.00	336.76	Other	
<b>TOTAL EXPENDITURES</b>	376.66	200.73	178.64	3,358.71	3,934.04	1,846.19	1,112.92	5,704.24	1,864.40	2,758.60	1,871.64	3,523.43	26,730.20	<b>TOTAL EXPENDITURES</b>	
<b>BEGINNING BALANCE</b>	18,073.59	17,696.93	30,246.20	42,067.56	43,458.85	39,774.81	38,678.62	37,565.70	31,861.46	29,997.06	27,238.46	25,366.82	18,073.59	<b>BEGINNING BALANCE</b>	
<b>TOTAL CASH DEPOSITS</b>	0.00	12,750.00	12,000.00	4,750.00	250.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	30,500.00	<b>TOTAL CASH DEPOSITS</b>	
<b>TOTAL EXPENDITURES</b>	376.66	200.73	178.64	3,358.71	3,934.04	1,846.19	1,112.92	5,704.24	1,864.40	2,758.60	1,871.64	3,523.43	26,730.20	<b>TOTAL EXPENDITURES</b>	
<b>INTEREST EARNED</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	<b>INTEREST EARNED</b>	
<b>ENDING BALANCE</b>	17,696.93	30,246.20	42,067.56	43,458.85	39,774.81	38,678.62	37,565.70	31,861.46	29,997.06	27,238.46	25,366.82	21,843.39	21,843.39	<b>ENDING BALANCE</b>	

**CROSS CREEK HOMEOWNERS ASSOCIATION**  
**SAVINGS, CHECKING, & CD ACCOUNTS      2021 BUDGET/ACTUAL    (as of Oct 31, 2021)**

	JAN 2021 ACTUAL	FEB 2021 ACTUAL	MAR 2021 ACTUAL	APR 2021 ACTUAL	MAY 2021 ACTUAL	JUN 2021 ACTUAL	JUL 2021 ACTUAL	AUG 2021 ACTUAL	SEP 2021 ACTUAL	OCT 2021 ACTUAL	NOV 2021 BUDGET	DEC 2021 BUDGET	TOTALS 2021 BUDGET	
<b>BEG CD ACCOUNT</b>	15,249.55	15,249.55	15,249.55	15,479.61	15,479.61	15,479.61	15,479.61	15,479.61	15,479.61	15,479.61	15,479.61	15,479.61	15,249.55	<b>BEG CD ACCOUNT</b>
TRNSF TO CHECKING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 TRNSF TO CHECKING
INTEREST EARNED	0.00	0.00	230.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230.06	INTEREST EARNED
DEPOSITS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	DEPOSITS
FEE CHARGES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	FEE CHARGES
OTHER WITHDRAWLS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	OTHER WITHDRAWLS
<b>END CD ACCOUNT</b>	<b>15,249.55</b>	<b>15,249.55</b>	<b>15,479.61</b>	<b>15,479.61</b>	<b>15,479.61</b>	<b>15,479.61</b>	<b>15,479.61</b>	<b>15,479.61</b>	<b>15,479.61</b>	<b>15,479.61</b>	<b>15,479.61</b>	<b>15,479.61</b>	<b>15,479.61</b>	<b>END CD ACCOUNT</b>
<b>BEG CHECKING ACCT</b>	18,073.59	17,696.93	30,246.20	42,067.56	43,458.85	39,774.81	38,678.62	37,565.70	31,861.46	29,997.06	27,238.46	25,366.82	18,073.59	<b>BEG CHECKING ACCT</b>
DIRECT DEPOSITS	0.00	12,750.00	12,000.00	4,750.00	250.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	30,500.00	DIRECT DEPOSITS
TRNSF FROM CD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	TRNSF FROM CD
INTEREST EARNED	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	INTEREST EARNED
TRNSF TO CD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	TRNSF TO CD
FEE CHARGES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	FEE CHARGES
CHECK WITHDRAWLS	376.66	200.73	178.64	3,358.71	3,934.04	1,846.19	1,112.92	5,704.24	1,864.40	2,758.60	1,871.64	3,523.43	26,730.20	CHECK WITHDRAWLS
<b>END CHECKING ACCT</b>	<b>17,696.93</b>	<b>30,246.20</b>	<b>42,067.56</b>	<b>43,458.85</b>	<b>39,774.81</b>	<b>38,678.62</b>	<b>37,565.70</b>	<b>31,861.46</b>	<b>29,997.06</b>	<b>27,238.46</b>	<b>25,366.82</b>	<b>21,843.39</b>	<b>21,843.39</b>	<b>END CHECKING ACCT</b>
<b>TOTAL CASH BALANCE</b>	<b>32,946.48</b>	<b>45,495.75</b>	<b>57,547.17</b>	<b>58,938.46</b>	<b>55,254.42</b>	<b>54,158.23</b>	<b>53,045.31</b>	<b>47,341.07</b>	<b>45,476.67</b>	<b>42,718.07</b>	<b>40,846.43</b>	<b>37,323.00</b>	<b>37,323.00</b>	<b>TOTAL CASH BALANCE</b>



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# Budget Overview

## Assets:

- \$30K HOA dues each year
- \$20K current reserve balance
  - Reserve balance not to dip below \$15K
- \$15K CD

Annually: ~\$50K

## Liabilities:

- In a “normal” year, the status quo expenses are about \$22K annually, however, given sub age, there has not been a “normal” year in the last 5 years.
- Current average spend is closer to \$28K, w/ unforeseen expenses rising, leaving \$2K for reserves.

Annually: ~\$28K

**NOT INCLUDING 2022 PRIORITIES**

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**\$46K**

Budget shortfall to proceed with ALL 2022 priorities

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# Dues Increase Proposed

## Proposed:

- \$50 annual increase to dues, net new HOA fee of \$300.
- To be ratified before collection period in March 2022.

## Rationale:

- Dues have not kept pace with inflation or home values
    - Last increase was >15Y ago
  - Allows Board to fully tackle initiatives / address priorities rather than chip away incrementally over a period of years
  - Gives opportunity to pursue bigger plans (McGregor lot, for example)
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**Q&A Period**

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**We'd love your  
support...**

**Get Involved!**

1. Join a Subcommittee
  2. Become a "Board Member" in Waiting
  3. Participate in neighborhood events and activities
    - a. Sign up for emails
    - b. Join FB Group
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