

April 20, 2022



2022 Budget Review Meeting



- *A little background on the board:*

- The board has gone through a lot of turnover in the last few years.
- Last year there was only a president and trustees. No vice president, no treasurer or secretary. In a January 2022, a new president, vice president and treasurer were elected.
- Since that time, we have been volunteering much our time to clean up many items that needed attention and updating. We were able to get all the financials into one system, provide an online payment option, and establish a collection policy that we will be more diligent and consistent with. We are currently in the process of updating the pool rules and putting together our opening event on May 22nd.
- Our goal for the opening event is to not only bring everyone together but also get the neighborhood more involved. There will sign ups for several different committees as well as the swim team and more! We hope that you will join us!
- Note: All members of the board are on a 100% volunteer basis. We are obligated to pay the same payments to the HOA that you are. We do not get anything for our time, and we all have full-time jobs. We are doing our best to maintain the wonderful amenities of our development that help raise the value of our properties as well as trying to make this the best neighborhood to live in. We appreciate all your support and patience.

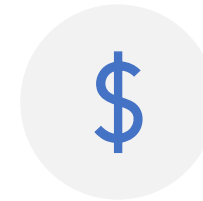
Playground Assessment – Phase II



The playground remodel was previously approved by the board back in early 2021 as a 2-year project. Owners were notified as such in the 2021 mailing. A budget of \$50,000 was set. For Phase I, a down payment of \$9,662 was made in June of 2021 and due to the delay of materials it was not installed until recently. The balance due of \$9662 is within our budget for 2022.



The remaining \$30,000 for Phase II is not in the budget. That is why the board approved the \$75 assessment for 2022.



The following information regarding the financials will hopefully provide you with a better idea of what we are faced with and why we made that decision.

Operating
account balance:
\$33,238
Reserve account
balance:
\$140,104

Membership dues invoiced: \$93,620
(302 houses @ \$310/each)

Senior dues invoiced: \$19,220
(124 houses @ \$155/each)

Delinquencies (unpaid dues):
There has been an average of
\$26,000 in unpaid dues each year
from 2015-2019.
For 2020 and 2021 the average is
\$42,000.

Current Operating budget

Total of dues invoiced:	\$112,840
Estimated Expenses:	<u>\$ 98,803</u>
Balance:	\$ 14,037
Average delinquencies:	<u>-\$ 42,000</u>
	\$ 27,963

Note: The reserve account is for repair and replacement of all major capital items. The last estimated cost (2016) for replacement was approximately \$400,000.

- History of Dues and Assessments

Dues:

2008 \$170

2009 \$170

2010 \$170

2011 \$180

2012 \$180

2013 \$210

2014 \$210

2015 \$310

Last assessment we could find on record was for \$200 in 2013.

As you can see there has been no raise in the dues since 2015.

In 2016, it was voted in by quorum to charge Seniors one half of annual dues.

The cost of everything has gone up exponentially since 2015 and even more in the last year. We are projecting a necessary increase for 2023.

WHOA 2022 Budget Meeting Notes

- Went Over the Power Point
- Playground Assessment
 - o Approved for a 2-year phase remodel at \$50,000 by previous board in 2021
 - o We have spent \$19,324 on phase I that had a major delay with the blue dye
 - o We assessed the remaining \$30,000 to complete the project
 - o We may need to do 3 phases due to costs increasing
 - o We DONOT want to touch our reserves because the last estimated cost (2016) for replacement of the entire area was approximately \$400,000
- Current Operating Budget
 - o We are NOT including the assessment money as part of our operating costs – This is strictly being saved for the playground
 - o Current Operating Budget
 - Total Dues Invoiced: \$112,840
 - Estimated Expenses: **\$98,803**
 - Balance: \$14,037
 - Average Delinquencies: **\$42,000**
 - Leaves us: **\$27,963**
 - o Just a reminder this is if everyone pays. As a trend this does not happen, and we are \$16,000 delinquent in 2021 invoices alone.
- History of Dues and Assessments
 - o Dues
 - 2008-2010 = \$170
 - 2011-2012 = \$180
 - 2013-2014 = \$210
 - 2015-2022 = \$310
 - 2023 = Projecting a necessary increase
 - o Assessments
 - 2013 = \$200 – Capital Improvements – Tennis Courts – Basketball Courts – Parking Lot – Pool Repairs – Kiddie Pool
 - 2022 = \$75 – Playground, A Capital Improvement
- Lawyers & Collections/Delinquencies & Diving Board
 - o Lawyer passed away but we have representation
 - o Diving Board
 - The lawyers advised the new board how to go about it
 - We are looking at possibly spending more trying to get our money back than just moving forward with it.
 - We had to push this aside to focus on the budget/opening the pool/etc.
 - The board will discuss this later
 - We are grandfathered into having a diving board.
 - o Keep up on the collections and delinquencies
 - Delinquencies are huge!

- Average from 2015-2019 was \$26,000
- Average from 2020-2021 was \$42,000
- 2021 delinquent invoices = \$16,000
- WHOA board will be sending out statements and collections will be enforced
 - Due date is 60 days from the invoice date for 2022 dues
 - After 60 days from the invoice date, we will assess a \$30 late fee. A statement and letter will be sent
 - After 90 days from the invoice date, we will send another statement and letter stating that you have 30 days to pay or communicate to us. If you fail to pay or communicate, we will place a lien on your home
 - After 120 days from the invoice date, you will receive a letter from the lawyers regarding lien being placed on your home which will cost you, the homeowner, approx. an extra \$244
 - Residents happy to see this enforced. Said it was about time.

Questions/Suggestions/Information from Residents in Attendance

- If we are to raise dues or assess to do a mailing regarding only the increase or assessment so the seniors have time to prepare for payment
- Residents glad that collections will be enforced.
- Sign about no dogs in the playground area
- Kiddie pool was put in
- Electrical problem fixed
- How the building is old and not to take the chalk board down but paint over it or place something over it
- Water problem with kids leaving the water on