

Treasurer's Report - 2023

Sunday, March 26, 2023 7:56 PM

This report was compiled as a financial summary for operating year 2022...for the HOA Board Meeting for 2023.

• 2022 Dues collection

- 100% of homeowners paid their dues for the calendar year
 - For the 2nd consecutive year, 100% of homeowners paid their annual dues on time.
 - 2 homeowners waited until February 2023 to pay their 2022 dues. Both were first timers to be late. Since we do not know the circumstances...the Treasurer decided to waive the late fee assessment.
 - The Board recognizes all Owners commitment to paying the annual dues on time. 100% compliance rate is a first in many years. Thank you.
- Timely collection of dues continues to be a problem. Three mailings were made between April and October...with dues receipt happening throughout 2022, into Jan/Feb 2023.. The result is 12 deposits were needed to respond to the timeliness of payment.

• 2021 Expenses

- Expenses for 2022 totaled \$11710, 64% of plan
 - There was an operating surplus of \$6495 for 2022.
 - ✱ ▪ Principle contributors to the spend rate are mowing, landscaping, open space maintenance, and insurance.
 - Insurance costs remained relatively flat, down slightly from 2021
 - Landscaping expense, from Emerson Lawn, came in significantly under plan.. This was primarily due to fewer visits than spelled out in the agreement.
 - Murphy rates for trim and field mowing were increased from 2021. Annual expenses were higher by \$755, and are expected to be higher in 2023, as planned price increases announced in 2022 were phased in in two parts over 2022-2023.
 - For the 2nd consecutive year, No expenses recognized for preparation and mailing of invoice notices
 - Funds budgeted for legal expenses (document reviews), and charitable expenses...did not occur.

• 2022 Budget

- Annual budget reflect the same operating principles as prior years.
- Murphy Property Management notified the association of a price increase in 2022...First since 2008. Rate increase was phased in over 2 years to smooth out cost increases
 - Expected rates in 2023 are \$275 for field cuts (vs \$250), and \$200 for open space (vs (\$175)
 - Planning on an 8 month season (Apr-Nov)
 - Planning on \$8600 for mowing activity
 - Weekly open space , and once a month field cuts
- Landscape contract with Emerson Lawn..is currently under review. Initial proposed agreement came in at \$6800, and has been countered with a proposal for \$5800. We expect to renew the contract at a price acceptable to both parties.
- Since insurance premium came in under plan...leaving 2022 estimate unchanged
- Legal expenses are anticipated for the review of revisions to governing documents...are being left in the budget proposal for 2023
- Setting the operating assessment at \$135... with a LTR addition of \$25...to replenish reserve funds...for an annual assessment of \$160..
- Surplus from 2022 expected to fund deficit proposed for 2023