

Treasurer's Report Annual Meeting 2019

The proposed income budget for 2018-2019 as presented in 2018 was \$16,820, which included projected \$20 interest income. The actual income from homeowner assessment dues were \$22,413. This figure was higher due to an increase in annual HOA dues to \$800 per lot. After implementing an automatic 5% annual increase to dues as approved in 2018, dues will be \$840 per lot; thus our proposed income for the 2019-2020 fiscal year is \$24,375 (\$24,360 in dues plus \$15 interest income).

The proposed expense budget for 2018-2019 was \$25,772. The actual expenditures totaled \$36,624, primarily due to higher than expected snow removal, road repairs, and holiday lights costs. We have recalculated the expense amounts in some areas for this year, noting particularly the expense for snow removal. Our proposed expense budget for 2019-2020 is set at \$23,075.

While it appears the 5% annual increase in dues will be sufficient to cover projected normal expenses for the current fiscal year, it was necessary to transfer \$11,500 from the Reserve account this past fiscal year. The current balance in this account is \$19,291. In order to compensate for this shortfall, it is suggested that a one-time \$400 per lot Special Assessment be implemented in order to bring the account back to \$30,000.

Our federal tax amount was computed in September 2018 by Barbara Underhill, CPA, Park City, and was \$0 for the 2017-2018 fiscal year. The accountant is presented with all the accounting for the year and reviews those expenses. The account has not been audited, but if the association would like to have an audit performed, that certainly is possible. However, an audit will cost several thousand dollars and doesn't seem to be necessary at this time.

Our checking and savings accounts are set up for online banking with Chase Bank. This not only makes it much more convenient to pay bills, it also enables us to transfer monies between accounts if necessary and gives the Board President access to know what is transpiring within the accounts.

Respectively submitted,

Carina Bachman
Secretary/Treasurer
August 4, 2019