

## HOA Treasurer's Supplemental Notes for 10/28/23 Financial Reports AND ANNUAL MEETING

### 1. Balance Sheet

- a. 11000 Accounts Receivable      \$0
  - i. All 2023 HOA Dues have been collected.
- b. 34000 Art & Blooms 2023      \$1,675.00
  - i. Funds to provide for some extra landscaping to be determined by the Landscape Committee
- c. 35000 Filing 2 Resid Acct 2022      \$361.14
  - i. Funds remaining from a "pass thru" fund from a closed bank account left over from pre-HOA Filing 2 funds, the balance of which were used in 2022 for improvements in Filing 2.
- d. 10300 – Capital Reserve \$36,887.63 = Total 30000 Bd Desig for Future Reps
  - i. Interest earned on 10300 each month is transferred to 30040 Infrastructure Reserve

### 2. Profit & Loss Budget vs. Actual

- a. 40000 – Income
  - i. Annual Assessments came in within \$539.29 of 2023 Budget.
  - ii. Interest Income has produced a sizable amount in excess of Budget and that earned by the Capital Reserve account is transferred to 90040 – Infrastructure Reserve **(\$877.10 for Total Income)**
- b. 70000 - Expenses
  - i. 70105 - Accounting: already overspent, **\$2,331.25** vs Budget of \$1,100.
    - 1. \$356.25 was paid in January for end of 2022 accounting expenses.
    - 2. CPA Compilation Report \$1,200 paid in January.
    - 3. Filing 2022 Corporate Tax Return \$250 paid in January.
    - 4. Other Accounting and Bookkeeping Consultations \$525.
    - 5. The budgeted \$1,100 figure was a projected "bare bones" amount in the 2023 Budget, and there will be further accounting expenses in 2023.
  - ii. 70110 - Christmas Supplies: **\$68.44**, to take advantage of sales, items were purchased to refurbish the Christmas wreaths at entrances to the Seasons.
  - iii. 70115 – Storage: **\$1,430**: One month \$110 was paid ahead of the full year rental charge, the latter of which will result in an extra month free in 2024.
  - iv. 70120 – Flag Display: Mistakenly, the flags at the entrance of High Tiara had not been paid in recent years (the fee now is \$40 per flag on either side of our HOA entrances) so **\$160** was paid this year (for through July 2024).
  - v. 70130 - Legal: already overspent, **\$7,140** vs Budget of \$5,000.
    - 1. Because of issues related to a legal demand for HOA records by a HOA property owner, as well as the need to have HOA policies reviewed, and considering fence ownership, legal expenses have gone over budget already.
  - vi. 70135 – Management: \$2,100: budgeted account of \$12,000 will result in an **excess over \$9,500** this year since there was a mutual decision between the HOA Board and the CIC Property Manager to part company, and the Board is not replacing that function. These excess funds likely will offset the excessive Accounting and Legal Expenses this year, as well as any other expenses that lead to further over-budget items.
  - vii. 70220 – Sign Maintenance: **\$45.59** went over \$150 Budget when two replacements were purchased for path between Snow Mesa Ct and Shadow Rock Ct (Tiara Wash Trail).
  - viii. 70410.1 – T&M Common Area of the Small System Irrigation: two breaks in the main line had to be repaired in August and September which ran the expense **\$1,059.16** over budget. Such breaks will likely continue with age and tree root growth, so more will need to be budgeted on this line in 2024.

- ix. 70515.2 – T&M (Berm 6, Filing 5, Pond): had expenses **\$291.75** over budget caused by a pump failure in May and replacement costs, although \$1,212.16 more was paid from 90020 Pump Replacement (LS) in the Capital Projects line.
- x. 70515.3 – T&M (Filing 4): had expenses **\$622.62** over budget caused in part by fungicide and for spurge treatment on those lawns). These overages will need to be considered with the 2024 budget in a proposed new line item for 4CY “lawn pests.”

c. 90000 - Capital Projects

- i. 90020 – Pump Replacement (LS):
  - 1. \$1,212.16 - Existing pump failed in May and had to be replaced immediately.
  - 2. Failed pump was repaired in July at a reasonable cost which would assure a backup pump was on hand if needed in the future.
- ii. 90040 - Infrastructure:
  - 1. \$857.25 was paid for the emergency pumping water out of pump house pit to avoid damage to irrigation equipment for the Large System.
  - 2. \$2,008.50 was paid for cleaning out sediment in pipe feeding ditch water for Small System.
  - 3. \$1,103.96 was paid in September for the Small System mainline break under the pine trees area.
- iii. 90070 - Landscape Improvements:
  - 1. \$2,154.34 was the cost for "refreshing" the Seasons entrance street center planter in March.

3. Balance of Year Expenses

- a. Bookcliff Monthly Contract Charges: The final two months of their 9-month contract, \$4,321 x 2 = \$8,642.
- b. Xcel for October, \$402.24 to be paid 11/6/23 and another approx. \$300 to be paid in December.
- c. Irrigation High Tiara (70235) \$200 will be billed in December (water provided by an adjacent HOA to the Entrance of High Tiara).
- d. Clubhouse fee \$100 for Annual Meeting.
- e. Accounting (70105) \$100 for bookkeeping/accounting assistance in October to be billed in November.

4 Excess 2023 Funds

- i. In January 2022, with assistance from our CPA, “Excess Funds” of \$5,033.62 from 2021 were transferred to Capital Reserves.
- ii. In 2022, the expenses came in “too close” to transfer such funds.
- iii. In our 2023 budget, there appears to be such funds available once again to allow a transfer of some “excess” to the Capital Reserves’ individual 90000 Capital Projects where they are most needed to “shore up” our reserves to be more closely aligned to future needs (see Reserve Component List for estimated replacement costs, and note the Capital Reserves Budget 2024 with possible costs in the next 5 years...which also has a column, “Projected Transfer from 2023 Budget Surplus, “Net Gain Additions”).
- iv. The actual total of a transfer of “Net Gain Additions” will be determined by our CPA as the 2023 Compilation Report is prepared in January, and that will be made known with the January 2024 Financial Reports as well as how the funds will be assigned to **which 90000 Capital Projects**.

Respectfully,

Jim Lauer