

Elk Meadows HOA Treasurer's (Financial) Report

- *2018 Income & Expenses versus Budget*
- *2018 to 2017 Comparison*
- *2019 Expectations*
- *2020 Proposed Budget*

2018 versus Budget - significant line items

	Actual	Budget
• Income (Dues, Other)	\$183,409	\$172,059
• Operating Income	\$97,852	\$86,502
• USDA Loan Payment	\$59,847	\$59,847
• Reserves	\$25,710	\$25,710
• Expenses		
• Interest Expense on Loans, etc	\$48,911	\$44,320
• Water system		
• Maintenance, repair, utilities	\$ 15,550	\$ 12,300
• Regulatory (Includes license, insurance, testing, ...)	\$ 9,458	\$ 6,300
• Sewer system		
• Maintenance, repair, utilities	\$ 4,798	\$ 8,000
• Regulatory (Includes license, insurance, testing, ...)	\$ 8,060	\$ 8,000
• Road maintenance	\$10,040 (2 events, 1 gravel)	\$14,500
• General Operations (significant)		
• Accounting	\$ 8,626	\$ 8,500
• Management/Governing Doc's	\$12,617	\$ 6,000
• Insurance	\$13,941	\$10,000
• Legal & professional	\$30,733	\$ 8,600
• Snow Plowing	\$ 8,270	\$10,000
• End-of-Year Expenses	\$174,903	\$147,345
unadjusted for debt cost, depreciation		

2018 versus 2017 – Comparison

	2018	2017
• Income (Dues, Other)	\$183,409 (water taps)	\$200,231
• Operating Income	\$97,852	\$113,874
• Base		\$99,050
• Special assessment (Gove Docs, Legal)		\$15,624
• USDA Loan Payment	\$59,847	\$59,847
• Required Reserves (USDA, other)	\$25,710	\$25,710
• Expenses		
• Interest Expense on Loans	\$48,911	\$45,832
• Water system		
• Maintenance, repair, utilities	\$15,550	\$13,639
• Regulatory (Includes, license, insurance, testing, ...)	\$ 9,458	\$ 7,566
• Sewer system		
• Maintenance, repair, utilities	\$ 4,798	\$ 844
• Regulatory (Includes license, insurance, testing, ...)	\$ 8,060	\$ 6,626
• Road maintenance	\$10,040 (2 events, 1 gravel)	\$10,623
• Significant General Operations		
• Accounting	\$ 8,626	\$ 7,662
• Management/Governing Doc's	\$12,617	\$ 11,613
• Insurance	\$13,941	\$ 13,630
• Legal & professional	\$30,733	\$ 8,568
• Snow Plowing	\$ 8,270	\$ 10,550
• End-of-Year (total) Expenses	\$174,903	\$142,882
unadjusted for debt cost, depreciation		

Expectations for 2019

(based on May 2019 Financials)

	Projection	Budget
• Income (29-L, 57-LW, 41-LWS)		
• Base income	\$ 84,723	\$ 87,479
• USDA Loan payment, reserves	\$ 85,557	\$ 85,557
• Loan pay down pass through	\$ 15,240	
• Expenses		
• Interest Expense	\$43,900	\$44,320
• Water system		
• Maintenance, repair, utilities	\$ 16,650	\$ 11,554
• Regulatory (includes license, insurance, testing, ...)	\$ 7,700	\$ 7,704
• Sewer system		
• Maintenance, repair, utilities	\$ 6,950	\$ 8,024
• Regulatory (includes license, insurance, testing, ...)	\$ 9,400	\$ 9,404
• Roads	\$ 16,000	\$14,500
• General Operations		
• Accounting	\$ 8,500	\$ 8,500
• Management/Governing Doc's	\$ 3,000	\$ 6,000
• Insurance	\$ 13,000	\$ 12,683
• Legal & professional	\$ 14,000	\$ 18,500
• Snow Plowing	\$ 20,600	\$ 10,000
• End-of-Year (total) Expenses	\$169,100	\$160,513
unadjusted for debt cost, depreciation, ...		

Proposed 2020 Budget

• Income (29-L, 57-LW, 41-LWS)	
• Base income	\$171,080
including loan payment & reserves	
• Loan pay down (pass through)	\$ 15,240
• Expenses	
• Interest expense (estimated)	\$45,000
• Water system	
• Maintenance, repair, utilities	\$14,300
• Regulatory (includes license, insurance, testing, ...)	\$ 8,000
• Sewer system	
• Maintenance, repair, utilities	\$10,300
• Regulatory (includes license, insurance, testing, ...)	\$10,000
• Roads (road maintenance)	\$20,000
• General Operations	
• Accounting fees	\$12,000
• Insurance	\$13,000
• Legal and professional	\$10,000
• Office expenses	\$ 2,500
• Fence repair	\$ 2,000
• Weed control, tree treatment	\$ 4,000
• Snow plowing	\$14,000
Total Expenses	\$167,113
unadjusted for debt cost, depreciation	

Of course, questions...

Thank you...

EMHOA *Dues and Assessments Distribution*

		TOTAL PAYMENT		GENERAL OP FUND	GENERAL SETASIDE RESERVE	USDA LOAN PAYMENT	USDA LOAN RESERVE	USDA O&M RESERVE	SEWER RESERVE	WATER USAGE	SEWER USAGE
L	Monthly	81.95		25.81	4.00	39.27	3.93	4.25	4.69		
	Semi-Annual	491.70		154.86	24.00	235.62	23.58	25.50	28.14		
	Annual	983.40		309.72	48.00	471.24	47.16	51.00	56.28		
LW	Monthly	114.95		25.81	4.00	39.27	3.93	4.25	4.69	33.00	
	Semi-Annual	689.70		154.86	24.00	235.62	23.58	25.50	28.14	198.00	
	Annual	1,379.40		309.72	48.00	471.24	47.16	51.00	56.28	396.00	
LW S	Monthly	129.95		25.81	4.00	39.27	3.93	4.25	4.69	33.00	15.00
	Semi-Annual	779.70		154.86	24.00	235.62	23.58	25.50	28.14	198.00	90.00
	Annual	1,559.40		309.72	48.00	471.24	47.16	51.00	56.28	396.00	180.00

NOTES: 1. L: undeveloped lot; LW: lot on water system; LWS: lot on water and sewer systems
 2. Extra \$10/lot/month is paid directly to USDA, and so is not distributed according to this table.