

# Fall Meeting/Picnic

October 9, 2010

## Management Company Information

As mentioned in the spring newsletter, the Board decided against using a management company. Cost for the Services is an annual fee of \$12,000-\$14,000 billed in monthly installments. This service would include:

Invoice collections, lien applications (not fees), title company interaction, financial reports, tax returns, State reports, budget, insurance and contract bids, enforcement of city codes, and attendance to board meetings. This fee did not include a web page or newsletters, nor other costs including utilities, mosquito spraying, park maintenance and mowing.

Currently all of these functions are handled by the secretary, treasurer, and the Board at a cost of half that amount. A neighborhood association Board would still be needed to plan events such as a picnic and garage sale. With current dues, this expense is not feasible.

## Financial Report

Checking: \$8678.87

Savings: \$25,886.72

### Projected Expenses through April 1, 2011

Picnic	\$ 600
Secretarial Pay	2700
Phone	440
Electrical	300
Water	40
Mowing/Park Cleanup (Tree trimming)	1050
Newsletter/Postage	500
Tax prep	135
Invoice Dues	325
Park Improvements/Signs (benches, basketball, 4)	<u>2000</u>
Total Estimated Expense	\$8090

Prior to 2003 money was transferred from the savings account to checking to cover expenses. Since 2004, money has been transferred back into savings for emergency expenditures or repairs. Most expenses from this fund will be to take care of the park. The park is owned by the Homes Association, and it is the primary responsibility of the Board to maintain that park. The driveway improvement was paid out of checking; however, further parking lot expenses will be paid from savings. Other major expenses would be upgrades to the computer system when necessary, as this does not fall within regular budgeted items. The Homes Association cannot borrow money or use credit for expenses.