

Subject the 2020 pro forma budget

Because many of you are not on the HOA website,. We have attached the budget and highlighted pertinent information, **especially the 1st and last page indicating a potential large dues increase.**

Currently

- \$15-20, 000 a month is paid in legal fees
- no restaurant income
- no office rental income
- offices still unfinished

Additional money owed.

- \$10,000 owed the Bandinis
- \$8,000 owed the Bigelows
- \$3,000 owed the swim school
- \$8,000 owed Riggos Tree service
- \$16,000 owed the tennis pros

After you review the attached budget it is suggested you also think about the questions listed below. Then ask questions of the entire board before this is passed.

1) Reserve allocation slashed to \$15,000 from \$30,000/month Two to three year needed per the reserve study suggested closer to \$40K monthly allocation is needed Yet the budget does not list that amount going into reserves.

2) Why are the proposed assessments more than double the current, (which is listed as \$161.50 not \$163.50) up to \$\$422/house? There is even a potential of \$250/ house

3) The budget proposes an 18% revenue increase via pool, restaurant, and an increase in the swim income rents. Yet we have no restaurant and money is owed to both the swim and tennis vendors.

4) No line item for the Sports Camp;

5) Administrative expenses expected to increase 32%. Payroll & associated costs to increase 12%.. It appears no amount has been expended for audit & bookkeeping in 2019. No financial statements being issued by an **Independent Third Party** (CPA);

6) Contracted Services to be reduced on a monthly basis from \$7,772.62 per month to \$4,785.00 per month. This reduction appears significant & will require further review on how these cost reductions can be achieved;

7) Maintenance Expenses to be reduced on a monthly basis from \$25,822.66 per month to \$10,964.50 per month. This reduction appears significant & will require further review on how these cost reductions can be achieved. Especially since Administrative costs and Payroll are increasing.

8) Are we getting revenue from the bench advertisements on the golf course and there is no listing for this on the budget?

9) No election services expense for 2020

10) Why are the greens and range fees and the pro shop reduced?

11) What media will cost \$3000?

You are encouraged to review this and ask questions. It's your money. Your dues. .Next HOA meeting 11/21