

Treasury Update – October 2025

HOA Account Status:

- October 2025 balances are as follows.....
 - Escrow account is \$4,000.
 - Main checking account is \$11,280.
 - Reserve Fund account is \$50,950. The Reserve Fund is being held in a CD.
- Total balance for all HOA accounts is projected to be \$58K by the end of 2025.
- The HOA covenants state that the Reserve Fund is to be used for the purpose of maintaining the common and recreational areas. It cannot be used for expenses unrelated to maintaining the common areas.

Common Area Maintenance:

- Last year, we received 2 estimates to repair and remodel the tennis courts. The lower estimate was \$135K and the higher one was \$155K. We received a new estimate from another company this year and that estimate came in at \$199K. A copy of that estimate can be viewed on the HOA website under the 'Members' section. We will continue to get annual estimates so we can work with updated figures.
- We had a few large trees removed from the park due to them being infected. At the time, we did not opt to have those trees replaced.
- The condition of the playground equipment is being monitored. We are planning on having the equipment looked at next Spring to get a professional assessment on its current condition.

Budget proposals:

- As was the case last year, the HOA board voted to approve a 5% increase in HOA dues. This increase will bring the 2026 annual dues to \$264. As stated in the previous Treasury Update, the majority of the funds from the dues increase will be allocated to the Reserve Fund.

Future goals:

- We are continuing to work towards going to paperless billing for the HOA dues to save money on postage and materials. The upcoming HOA dues statements will be emailed to all homeowners that have an email address registered with the HOA. Residents without a registered email will be sent their statement via USPS mail.
- We are continually looking at electronic payment options to collect future payments for dues, events, etc. Currently, we have not found a payment method that is seamless and cost-effective for both the homeowners and the HOA.
- The HOA will be looking at expanding landscaping services as we go forward. Currently, the HOA pays for the grass to be cut and fertilized. Volunteers have been helping to keep up with weed control and removal of dead shrubs. We would like to eventually get to the point where all landscaping maintenance is being addressed by a service provider instead of relying on volunteers from the neighborhood.
- There are other maintenance items that fall under the responsibility of the HOA. Our goal for the Reserve Fund is to build it to a level where we can address all Common Area Maintenance concerns in a timely manner going forward. As we continue to build the Reserve Fund, the HOA will prioritize the issues that are in the most need of being addressed. To get the Reserve Fund to a level where we can properly address these maintenance issues, the HOA will continue revisiting the need for an annual dues increase as we move forward.