

Board Meeting – Tuesday October 10, 2023 – Discussion on new budget.

In Attendance: Dave, Eli, George, Jon, Jody, Sabrina, Heather from MTM

We have been using reserve funds to pay for some projects and we haven't added to the reserves. This year we will need to draw more from the reserves than the \$7300 currently shown on the budget document specifically due to the leaf removal. We need to stop the reserve draw down. It's being proposed that fees increase by \$76 per year or \$38 every 6 months. Single family houses would go from \$113 to \$151 every 6 months and townhouses would go from \$188 to \$226 every 6 months. It been 11 years since the last fee increase. In the meantime our costs have increased and we have expanded neighborhood services. This increase will also allow some money to be transferred back into reserves. \$24 of the \$76 fee increase will go towards leaf removal.

As a comparison Heather said that other mixed townhouse/single family house associations, that they manage, pay anywhere from \$70 - \$150 per month.

There are some new line items on the budget -- community improvement, that can be used for future landscaping, leaf removal service and general reserve transfer.

Heather will be sending out the finalized budget for the board's review on Thursday. The budget will then be mailed to the community. The board meeting to vote on the new budget will be on Tuesday November 21 at 7pm via Zoom. The Zoom invite will be sent out on Sunday November 19.

Derwood Station South HOA, Inc.					
Account	Description	2023 Budget	2023 Sept YTD Actuals	2024 Budget	Comments
Operating Accounts					
Income Accounts					
Assessment Income					
40-4000-00	Assessment Income	\$57,606.00	\$28,953.00	\$75,162.00	
Other Income					
43-4340-00	Late Fee Income	\$150.00	\$195.00	\$150.00	
Income Accounts Total		\$57,756.00	\$29,148.00	\$75,312.00	
Expense Accounts					
General & Administrative					
50-5005-00	Architectural Review Expense	\$ 300.00	\$ -	\$ 300.00	
50-5010-00	Audit Fees	\$ 2,700.00	\$ 2,885.00	\$ 600.00	
50-5050-00	Committee- Website	\$ 500.00	\$ 2,505.27	\$ 500.00	
50-5085-00	HOA Commission Expense	\$ 1,155.00	\$ 1,501.50	\$ 1,502.00	
50-5110-00	Insurance	\$ 1,500.00	\$ 1,933.00	\$ 1,532.00	
50-5130-00	Legal Fees	\$ 500.00	\$ -	\$ 500.00	
50-5170-00	Mgmt Fee Other	\$ 1,000.00	\$ 622.50	\$ 1,000.00	
50-5230-00	Meeting Expense	\$ 40.00	\$ -	\$ 40.00	
50-5250-00	Newsletter	\$ 400.00	\$ 666.53	\$ 670.00	
50-5290-00	Office Supply & Expense	\$ 400.00	\$ 358.25	\$ 500.00	
50-5330-00	Postage	\$ 675.00	\$ 570.40	\$ 675.00	
50-5350-00	Printing & Duplication	\$ 750.00	\$ 268.20	\$ 500.00	
50-5400-00	Social Committee Expense	\$ 1,000.00	\$ 553.05	\$ 1,000.00	
50-5600-00	Federal Income Tax	\$ 800.00	\$ 800.00	\$ 800.00	
50-5620-00	State Income Tax	\$ 800.00	\$ 400.00	\$ 400.00	
Maintenance					
65-6220-00	General Maintenance/Repairs	\$ -	\$ -	\$ 400.00	
65-6230-00	Dog Waste Maintenance	\$ 2,866.00	\$ 3,165.05	\$ 3,500.00	
65-6510-00	Tot Lot Repairs/Maintenance	\$ 2,500.00	\$ -	\$ 2,500.00	
65-6525-00	Tree Maintenance	\$ 3,000.00	\$ 475.00	\$ 3,000.00	
65-6530-00	Community Improvements	\$ -	\$ -	\$ 1,150.00	
Contract Services					
75-7610-00	Lawn & Landscaping Maintenance	\$ 24,070.00	\$ 24,021.47	\$ 24,070.00	
75-7611-00	Leaf Removal Service	\$ -	\$ -	\$ 7,560.00	
75-7800-00	Snow Removal	\$ 3,000.00	\$ -	\$ 3,000.00	
75-7860-00	Property Management Contract	\$ 17,100.00	\$ 12,825.00	\$ 17,613.00	
Reserve Expense					
90-9090-00	General Reserve Transfer	\$ -	\$ -	\$ 2,000.00	\$1000 Semi Annually
90-9095-00	Transfer from Reserve	\$ (7,300.00)	\$ -	\$ -	
Expense Accounts Total		\$ 57,756.00	\$ 53,550.22	\$ 75,312.00	
Operating Accounts Net		\$ -	\$ (24,402.22)	\$ -	Under or Over Budgeted

Operating account as of Sept 30th, 2023 - \$7,838.59
Reserve Fund as of Sept 30th, 2023 - \$197,699.58