

Finance Committee

Committee Members: Kathy Williams – Treasurer, Steve Keppers, Maria Smith, Walt Lynn, Angie Chiquette, Ilene Goldman, Rebecca Lane

Responsibilities:

- ❖ Interface with Century Financial to maintain the books, send invoices, write checks, produce financial reports for Board and website, monthly balance sheets, and income and expense reports, prepare invoices for water usage over 4,000 gallons per month, work with auditor
- ❖ Develop a yearly budget which balances the projected expenses with income (budget accepted by Board, and approved by POA at annual meeting)
- ❖ Periodic forecast of income & expenses for remaining year
- ❖ Oversee bank and investment accounts
- ❖ Valuation of assets

2019 Financial Summary

Operating Results 2019

Income	\$113,402
Expenses	\$120,039
Net Income –Expense	(-\$6,637)

Available Funds 12/31/2019

Operating Account	\$5,575
Capital Expenditure Fund	\$31,247
Reserve Accounts	\$26,948
Spring Fire Recovery	\$7,795
Total Funds Available	\$71,566

2019 Income includes no rise in annual dues and a \$7.00 rise/lot/month in water availability fees.

No reserve contribution was made for 2019.

2020 Financials

2020 Forecast

	Budget	Forecast
Income	\$127,066	\$126,816
Expenses	\$127,066	\$120,555
(Over)/Under		\$6,261

Operating Budget Impacts

- ❖ Fewer hours for water system ORC
- ❖ Legal and engineering expenses for water cases increased to \$11,500
- ❖ Increase in income over 2019 to \$15,876 for annual dues and water availability fees

2021 Operating Budget

Objectives and Assumptions

- ❖ Achieve a balanced budget in total
- ❖ Operating income and expenses (not Capital Expense Fund)
- ❖ Based on 2020 actual costs, 2020 budget, and inflation
- ❖ A \$5,000 allocation for reserve is proposed.

2021 Income: \$126,886

- ❖ No increase in water availability fees: \$68 per lot per month
- ❖ No increase in Annual dues – Two payments of \$342.50 each to be paid in
- ❖ January and June to total \$685
- ❖ No change to tiered Water Usage Fee

2021 Expenses: \$126,886

General and Administrative \$29,082

Water Rights, Legal & Engineering, remain at \$11,500 for continuing water cases

Common Area: \$30,862

Water System: \$61,642 – a reduction of \$1593

Operator in Responsible Charge reduced to \$9,000

Water Plant Operations – reduced to \$4,000

Equipment Fund – reduced to \$1,000

\$5,000 to reserve

2021 Bottom Line

- ❖ No increase in Annual Dues and water availability fees
- ❖ \$5,000 reserve allocation
- ❖ A balance budget is proposed