

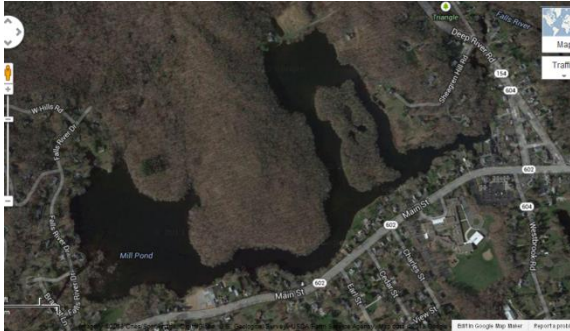
Southwinds annual meeting

pond treatment comps

historical hoa budget data



pond treatment comps

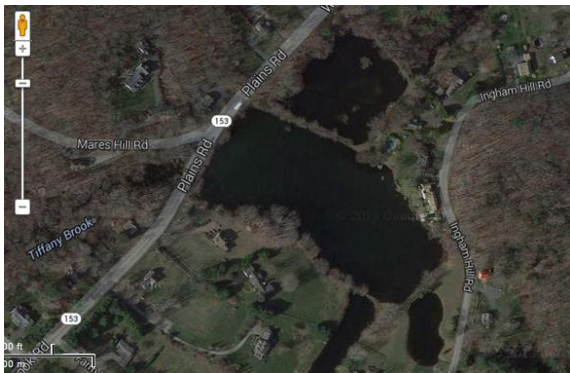


Mill River Pond

~35 acres

\$7,500 cost (2013)

Use “Sonar” / “Clipper” – Moderately Effective
(moving water – lots of coves)



Tiffany Pond

~9 acres

\$6,200 cost (2013)

Used “Clipper” – Very Effective
(moving water but straight shoreline)



Star Lake

~10 acres

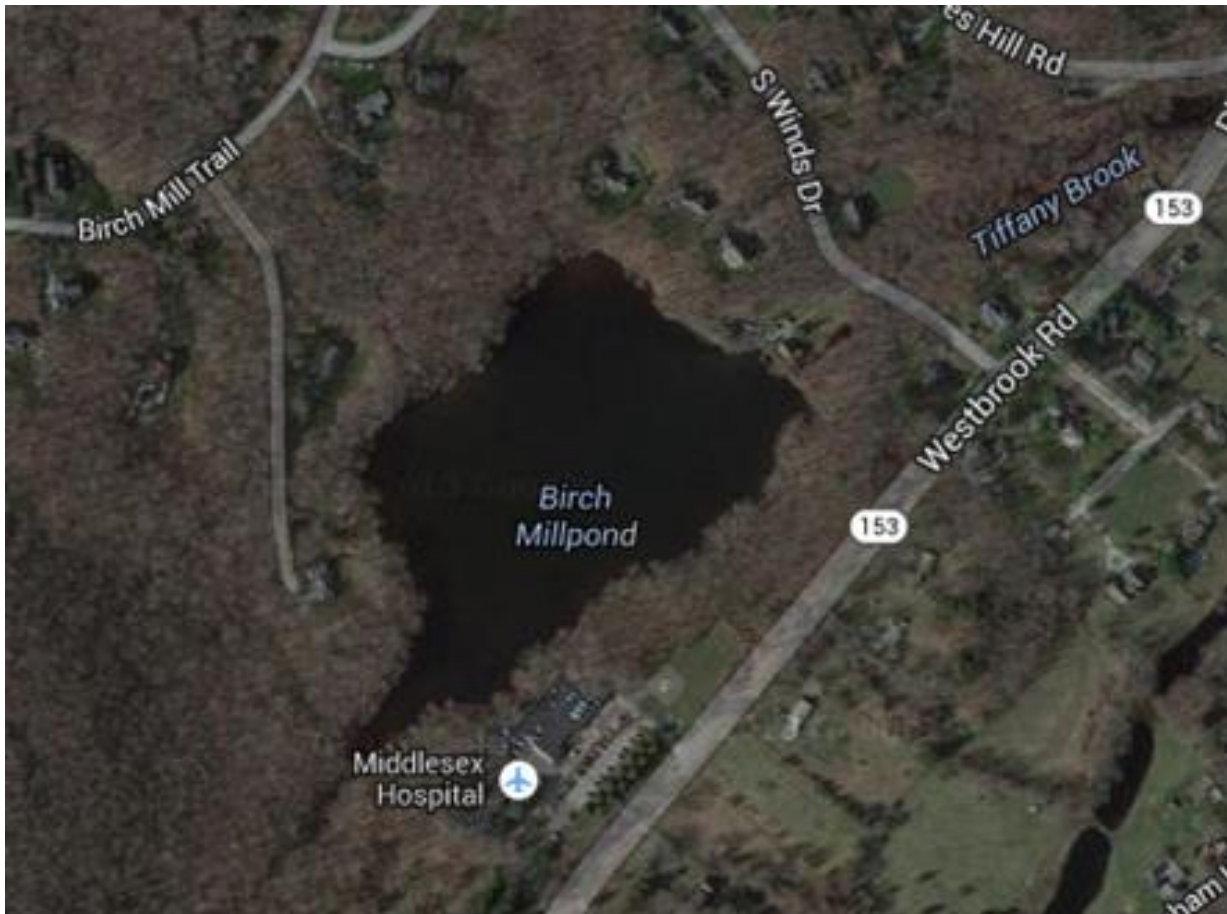
\$4,500 cost (2013)

Used “Clipper” – Very Effective
(no moving water)

Cost	acres	per acre
\$ 7,500	35	\$ 214
6,200	9	689
4,500	10	450

cost varies by
water flow and
product used

birch mill pond (current)



Project Cost

100% surface treatment
combination of "Sonar"
and "Clipper"

\$ 314 permit fee

\$4,500 product

\$ 292 CT Tax

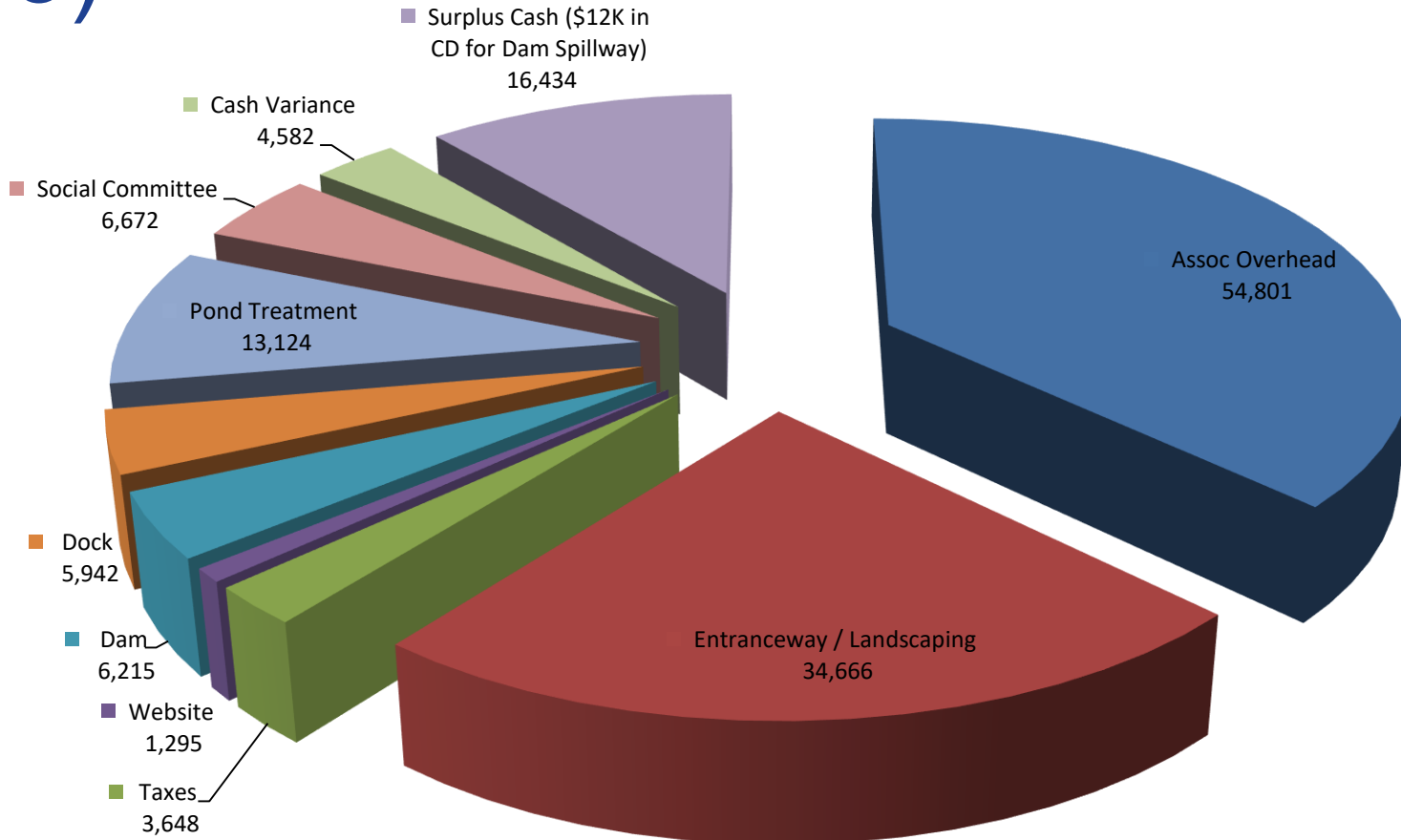
\$5,106 Total Cost

(\$392 / acre)

birch mill pond (1934)



hoa expenditures (13 years '01 – '13)



1

umber 2013

2014 Budget

		2013 Budget	2013 Actual	Var	2014 Accruals	2014 Proposed Budget
Cash Assets (Balance Forward from Prior Year)						
	Beginning Cash	\$ 16,408	\$ 16,368	\$ (40)		\$ 16,435
Note 1:	Less: reserve (pond treatment)					
Note 2:	Less: reserve (spillage)	10,920	10,920		##	12,000
	Total Assets less reserves	5,488	5,448			4,435
	Plus (Less) Operating Surplus (Deficit)	(3,555)	66	\$3,621		(2,785)
	Ending Cash	\$ 12,853	\$ 16,435			\$ 13,650
					Cushio	\$ 1,650
		\$ -				
Operating Budget						
	Income					
	Dues per property	\$ 250	\$ 250	\$ -		\$ 250
	Total Dues (2014 budget based on 58 Homes)	14,500	13,750	\$ (750)		14,500
	Total Income	\$ 14,500	\$ 13,750	\$ (750)		\$ 14,500
	Expense					
	Non-discretionary Expenses					
Notes 3, 4	Property Liability Insurance (pd in advance in Dec)	\$ 4,200	\$ 4,086	\$ (114)		\$ 4,200
	Directors Liability Ins (pd in advance in Dec)	925	910	\$ (15)		925
	Legal Entity Fees ST of CT registration (pd in advance)	50	50	\$ -		50
	Legal and accounting fees			\$ -		
	Main - entryways & open space	2,000	2,131.25	\$ 131		2,200
Note 5	Utilities	520	-	\$ (520)		
	Post Office Box	80	78	\$ (2)		80
	Admin - postage & supplies	125	62.42	\$ (63)		100
	Property Taxes	300	264	\$ (36)		300
	Web site/domain name Fees	150	114	\$ (36)		150
	Total Non- discretionary Expenses	\$ 8,350	\$ 7,695	\$ (655)		\$ 8,005
	Committee Expenses					
	Open Space					
Note 6	Landscape & facilities	\$ 200	\$ -	\$ (200)		\$ 500
Note 5	Entrance Lighting	500	-	\$ (500)		500
	Dam Spillage Engineering			\$ -		
	Permits/Bidding (Phase 2)	2,500	-	\$ (2,500)		-
Note 2	Spillage Reserve					1,080
Note 1	Pond Treatment (around dock only)					5,200
Note 6	Pond Syphoning (permits/pump, etc)					1,000
	Dock Replacement	5,505	5,120	\$ (385)		-
Note 7	Contingency	1000	868.92	\$ (131)		\$ 1,000
	Total Committee Expenses	\$ 9,705	\$ 5,989	\$ (3,716)		\$ 9,280
	Total Expenses	\$ 18,055	\$ 13,684	\$ (4,371)		\$ 17,285
	Net Surplus (Deficit)	\$ (3,555)	\$ 66	\$ 3,621		\$ (2,785)
Notes to financial statement						
(1) Prior Balance of Pond Treatment Accrual (\$4,305) was used in 2013 for Dock Replacement; 2014 Budget includes \$5,200 for treatment of the entire pond (written quote)						
(2) Additional \$1,080 in 2014 towards Dam Spillage Replacement Reserve; This amount in addition to the \$10,920 current balance will provide a total Reserve of \$12,000; It is the Board's intention to purchase a CD for \$12,000 so this reserve is segregated from HOA general funds and it can accrue interest; HOA voted to continue accruing \$1,000/year towards Spillage Replacement at Dec '12 and Dec '13 annual meetings.						
(3) Property liability includes dam liability insurance; quote does not include terrorism insurance; NOTE: we are not insured for dam repair in the event of failure.						
(4) In terms of cash flow, approx. \$5,000 is needed in December to pay insurance bills for the subsequent fiscal year						
(5) No utilities are expected in 2014 (conversion to battery/solar powered LED floodlighting at a cost of \$500)						
(6) Budget includes \$500 for tree/shrub trimming at entranceways and along Southwinds and Birch Mill Trail drives; Budget also includes \$1,000 to pursue a temporary partial "Syphoning-Down" of the pond to determine if a winter freeze would help mitigate weed growth in the temporarily exposed shoreline areas. Pond would only be drawn down approx. 2 feet and allowed to refill in springtime.						
(7) Budget includes \$1,000 as contingency expense which would be used either for overruns on pond treatment or improvements to open space						