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)



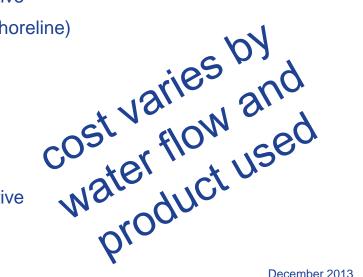
Star Lake

~10 acres

\$4,500 cost (2013)

Used "Clipper" – Very Effective

(no moving water)



acres

35 S

10

Cost

7,500

6,200

4,500

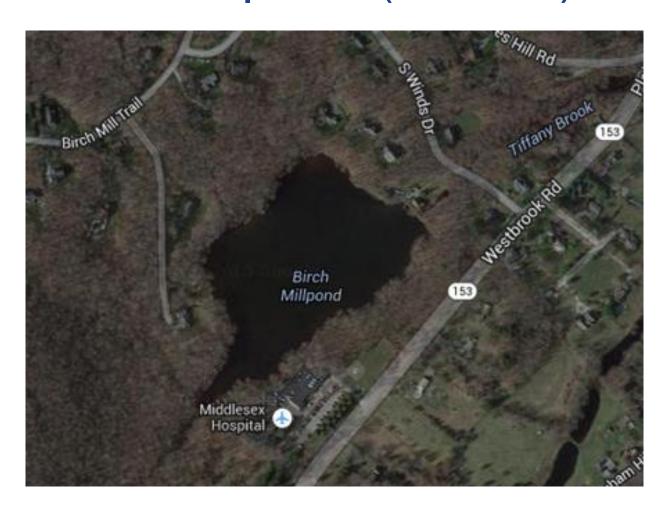
per acre

214

689

450

birch mill pond (current)



Project Cost

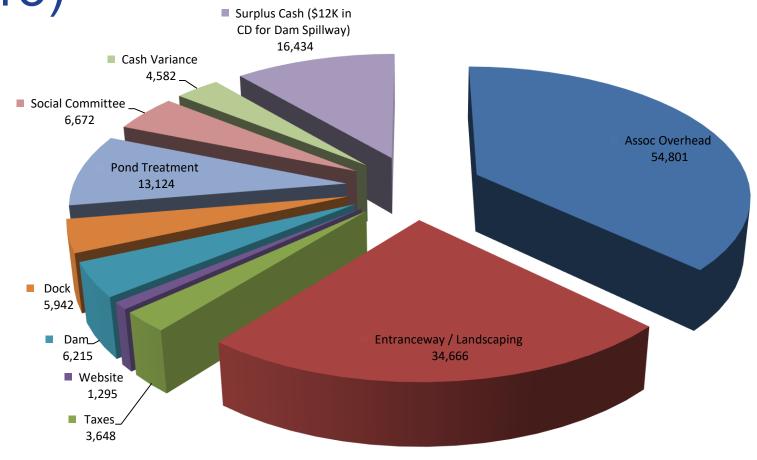
100% surface treatment combination of "Sonar" and "Clipper"

\$ 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)



hoa expenditures (13 years '01 -

Pres		Kurras	Kurras	Himsel	Himsel	Himsel	Himsel	Himsel	Himsel	LeClerc	LeClerc	LeClerc	LeClerc	LeClerc	
Treasurer		Shepherd	McCaffrey	McCaffrey	McCaffrey	McCaffrey	McCaffrey	McCaffrey	Levine	Levine	Levine	Fisher	Fisher	Mesite	
Sec		Decker	Decker	Decker	Decker	Decker	Decker	MacMillian	MacMillian	MacMillian	MacMillian	MacMillian	MacMillian	Weatherby	v
Asst Sec		Farley	Farley	Farley	Farley	Farley	Farley	Farley	Farley	Farley					
	Total (42 Vanus)	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	
	Total (13 Years)	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	
Cash Variances (timing differences Insurance)	(4,582)	(40)	513	-	-	(4,171)	-	(3,146)	2,316	577	-	(601)	(30)		
Begin Cash (1/1/13 Balance Verified)		16,368	11,391	9,121	5,413	5,518	13,249	12,831	13,860	11,470	7,326	4,897	8,330	-	
Pond Reserve			3,305	2,305	1,305	305	4,500	4,500	3,000	1,500					
Spillway Reserve		10,920	5,700	5,200											
Total Reserves		10,920	9,005	7,505	1,305	305	4,500	4,500	3,000	1,500	-	-	-	-	
Cash Net of Reserves		5,448	2,386	1,616	4,108	5,213	8,749	8,331	10,860	9,970	7,326	4,897	8,330	-	
Budget Surplus (Deficit)		66	5,017	1,757	3,708	(105)	(3,560)	418	2,117	74	3,567	2,429	(2,832)	8,360	
Ending Cash (12/31/13 Balance Verified)	16,434	16,434	16,408	10,878	9,121	5,413	9,689	13,249	15,977	11,544	10,893	7,326	5,498	8,360	
Income															
Dues per property		250	250	250	200	175	175	175	175	150	200	150	200	200	missing \$
Interest								317		3	9		1,200	500	
Total Reported Collected Dues	147,379	13,750	14,500	14,500	11,600	10,150	10,150	10,467	10,150	8,703	11,609	8,700	12,800	10,300	
Expenses															note re: A
Expenses															note re. z
Non-Discretionary															
Property Libility Insurance	40,055	4,086	4,015	4,012	4,012	4,086	4,070	4,069	4,070	4,153	1,310	1,143	1,029		
Director's Liability Insurance	10,850	910	910	827	827	827	850	827		1,583	790	790	790	919	
Licences & Permits	450	50	50	50	50	25	25	25	25	25	25	25	50	25	
Legal and Accounting Fees	1,103	-				568				35				500	
State DEP Dam Inspection	525							525							
Main Entranceway & Open Space	24,602	2,131	2,000	2,000	1,800	2,000	1,877	1,900	1,870	1,854	1,574	1,440	3,956	200	
Utilities	4,253	-	500	500	500	500	508	500	395	419	342		89		
PO Box	823	78	78	76	72	72	72	70	62	58	58	58	69		
Admin	1,270	62	53	121	121	100	100	50	63	20	63	442		75	
Misc (bank serv charges)	214										42	100	72		
Property Taxes	3,648	264	257	250	245	269	332	298	162	282	221	443	404	221	
Web Site/domain names	1,295	114	30	107	129	129	119	119	167	119	119	143			
Total Non-Discretionary Expenses	89,088	7,695	7,893	7,943	7,756	8,576	7,953	8,383	6,814	8,548	4,544	4,584	6,459	1,940	
Committee Expenses															
Landscaping	2,478	-					199					865	1,414		
Entranceway lighting	3,333	-	500					424					2,409		
Dock	5,942	5,120										822			
Dam Spillway Engineering	3,690		990	2,700											
Stein Survey ???	2,000			2,000											
Permits/Bidding	-	-													
Pond Treatment	13,124						4,195			81	3,498		5,350		
misc (plug)	36				36										
Social Committee	6,672	869	100	100	100	1,679	1,363	1,242	1,219						
Total Committee Expenses	37,275	5,989	1,590	4,800	136	1,679	5,757	1,666	1,219	81	3,498	1,687	9,173	-	
Total Reported Expenses	126,363	13,684	9,483	12,743	7,892	10,255	13,710	10,049	8,033	8,629	8,042	6,271	15,632	1,940	

nber 201:

2014 Budget

Cash Assets (Bale Begini Note 1: Less Note 2: Less Note 2: Tota Total Ending Dues p Total To	Cash Assets (Balance Forward from Prior Year)	201	2013 Budget	201	2013 Actual	Var	2014 Accru als	2014 Proposed Budget
discr.								
4 discr	Begining Cash	₩.	16,408	()	16,368	\$ (40)		\$ 16,435
Page 1	Less: reserve (pond treatment)		10 020		10 020		* * *	12,000
Find End End End End End End End End End E	Total Assets less reserves		5,488		5,448		± ± ±	4,435
ating Budg ne Due Tota Fee: Tota nodescretion 3,4 Progretion Legice Legice	Plus (Less) Operating Surplus (Deficit) Ending Cash	₩.	(3,555)	₩ ₩	16,435	\$3,621	Cushio	(2,785) \$ 13,650 \$ 1,650
liscn 4	et							
iscn 4	s ner property	U	250	¥	250	v		\$ 250
liscre 4	Total Dues (2014 budget based on 58 Homes)) -	14,500) -	13,750	\$ (750)		14
iscre 4	Total Income	€	14,500	\$	13,750	\$ (750)		\$ 14,500
5								
	Non-discretionary Expenses tes 3, 4 Property Liab Insurance (pd in advance in Dec)	49	4,200	€9	4,086	\$ (114)		\$ 4,200
	Directors Liability Ins (pd in advance in Dec) Legal Entity Fees ST of CT registration (pd in advan		925		910	\$ (15) \$ -		
Leg	Legal and accounting fees		000					000
Note 5 Hilities	Main - entryways & open space		2,000		2,151.25	\$ 151		2,200
	Post Office Box		80		78			80
Adn	Admin - postage & supplies		125		62.42	\$ (63)		100
Prof	Property Taxes		300		264			300
wer tal Non- disc	Web site/domain name rees Total Non- discretionary Expenses	€	8,350	\$	7,695	(36) \$		\$ 8,005
Committee Expenses	penses							
Ope	Open Space							
9	Landscape & facilitities	₩.	200	₩.	ı	\$ (200)		\$ 200
	Entrance Lighting		200		ı	\$ (200)		200
Dan	Dam Spillway Engineering		001					
Note 2 Spills	Permits/ blading (Phase 2) Spillway Reserve		7,500			\$(z,500)		1.080
	Pond Treatment (around dock only)							5,200
Note 6 Pond	Pond Syphoning (permits/pump, etc)		5 505		5 120	(385)		1,000
Note 7 Con	Dock Replacement Contingency		1000		2,120	\$ (382) \$ (131)		1 000
tal Commit	Total Committee Expenses	₩.	9,705	₩.	5,989	150		\$ 9,280
Total Expenses		50	18,055	-90	13,684	\$ \$(4,371)		\$ 17,285
Net Surplus (Deficit)	flicit	((3.555)	· C	99	\$ 3.621		\$ (2.785)

Notes to financial statement
(1) Prior Balance of Pond Treatment Accural (\$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 Spillway 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 Spillway Replacement at Dec '12 and Dec '13 annual meetings.

(3) Property liability includes dam liab. 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.

Budget includes \$1,000 as contingency expense which would be used either for overruns on pond treatment or improvements to open space