

## **TREASURER'S REPORT**

### **ROSENMILLER FARM HOMEOWNERS ASSOCIATION YEAR ENDING DECEMBER 31, 2019**

As discussed at the annual meeting, the expenditures for 2019 exceeded budget allocations. Receipts for 2019 were approximately \$46,000.00 and general expenditures were \$51,675.00 representing a deficit of receipts to budget of \$5,675.00.

The cost of ordinary maintenance and administrative expenses closely matched budget allocations with the exception of the failure to budget for the directors/officers insurance coverage which is required by the Association's by-laws. Ordinary ground maintenance and mowing exceeded budget by less than \$1,000.00.

Budget deficits occurred in utilities of \$881.00, as services were installed in mid-year and there was no allocation in the budget.

Non-budgeted capital expenses for pond maintenance and water installation accounted for most of the deficit position with \$3,125.00 expended for the pond and \$2,136.00 for installation of water and electric service at the tennis courts, neither of which were included in the 2019 budget.

The budget for 2020 corrects this shortage with allocation for all insurance coverage and those anticipated capital expenses.

At the annual meeting of the Association in November 2019 a special assessment of owners was approved in an amount of \$500.00 per member. This special assessment will result in \$57,500.00 in additional receipts for 2020 to cover costs for masonry repair to the stonewalls and provide additional financial security for the Association to defray potential maintenance costs for the grounds, recreational areas, and pond.

The standard annual assessment was also increased for 2020 to \$500.00 per member. This will provide ordinary revenue more closely aligned with annual ordinary expenses. By way of example, had the standard assessment for 2019 been in the amount of \$500.00 rather than the deficit of nearly \$6,000.00, the Association would have had a surplus in that amount.

The cash balance for the Association on December 31, 2019 was \$36,916.63 in the general account and \$26,426.00 in the money market account. By way of further information, as of January 31, 2020, all but two of the members have paid the 2020 standard annual assessment and only five have not paid the special assessment.

Respectfully submitted,

Scott L. Kelley, Treasurer