

Windsor Lakes Homeowners' Association

Proposed 2022 Budget

09 November 2021

Janet Tooman



2022 Budget Build Goal

Produce a Windsor Lakes budget for the calendar year 2022 that maintains and, if possible, improves the quality and value of Windsor Lakes facilities and services and ensures financial stability.



2022 Budget Presentation

Thanks to:

Board of Directors:

Mike Miller	President
Michael Dalke	Vice President
Patrick Cleary	Secretary
Jim Cherry	Property Manager
Janet Tooman	Treasurer

Participating Finance Committee Members:

Stanley Everett
Mike Miller
Pete Terminie



2022 Budget Presentation Agenda

- **Key Terms: *Operational* and *Reserve***
- **Replacement Reserve Report**
- **Townhouse Roof Update**
- **Townhouse Assessment**
- **Homeowners' Summary**
- **2022 Budget Assumptions**
- **Proposed 2022 Assessment**
- **Replacement Reserve Fund**
- **Common and Townhouse Expenditures**
- **Assessment Worksheet**
- **Monthly Homeowner Assessment Breakdown**
- **Board Actions for 2022**
- **Questions/Answers**
- **What's Next?**



2022 Budget Key Terms

Operational Budget: Similar to a checking account. An operating budget is a combination of known expenses, expected future costs, and forecasted income over the course of a year. Operating budgets are completed in advance of the accounting period.

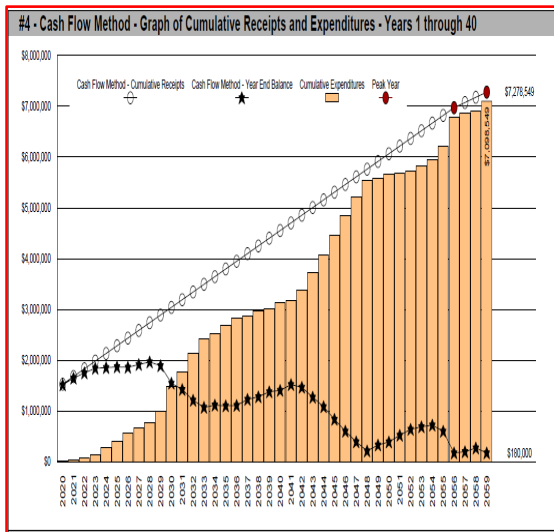
Replacement Reserve Budget: Similar to a savings account. A fund set aside to meet the future costs of major repairs and replacements.

Replacement Reserve Report: Provides WLHOA with an inventory of the common community facilities and infrastructure components that require periodic replacement. The Study includes a general view of the condition of these items and an effective financial plan to fund projected periodic replacements. This was last revised during 2019 for 2020 through 2024.




The Replacement Reserve Report

- **Guides Windsor Lakes Planning**
- Specific to Windsor Lakes
- Inventory of Community Assets
- Provides Methodology for Cost Computation
- Estimates Replacement Times and Costs
- **Updated 2019 for 2020-2024 planning.**



- Common (Townhouse and Single-Family) and Townhouse-Only Sections

REPLACEMENT RESERVE REPORT FY 2020
WINDSOR LAKES HOA



REPLACEMENT RESERVE REPORT FY 2020
WINDSOR LAKES HOA

millerdodson
Capital Reserve Consultants

Community Management by:
First Service Residential
Mr. Alex Taylor
2204 Timberlake Place, Suite 180
713-332-4002
alex.taylor@fsresidential.com

Consultant:
millerdodson
Capital Reserve Consultants
2661 Riva Road, Suite 1023
Annapolis, MD 21401
410.268.0479
800.850.2835
www.mdreserves.com

Section A
Replacement Reserve Analysis
Executive Summary

Section B
Replacement Reserve Inventory
Projected Annual Replacements
Homeowners' Association

Section C
Replacement Reserve Inventory
Projected Annual Replacements
Townhouses

Section D
Condition Assessment

Appendix
Overview, Standard Terms, and Definitions
Video Answers to Frequently Asked Questions

... a total of 572 units. The survey examined the common elements of the property, including:

- Concrete drive and parking.
- Concrete sidewalks and curbs.
- Fencing, mailboxes, and storm water curb inlets.
- Swimming pool and community building.
- Townhouse building roofing and siding.

Level of Service: This study has been performed as a Level II Update. With Site Visit/On-Site Review as defined under the National Reserve Study Standards that have been adopted by the Community Association Institute. As such, the component inventory is based on the study that was performed by Miller Dodson in March, 2014. This information was adjusted to reflect changes to the inventory that were provided by the community manager, and the quantities were adjusted accordingly from field measurement and/or quantity takeoffs from to-scale drawings. The condition of all commonly-owned components was ascertained from a site visit and the visual inspection of each component by the Analyst. The life expectancy and the value of components are provided based in part on these observations. The fund status and funding plan have been derived from analysis of this data.



The Replacement Reserve Report

- Replacement Schedule for WLHOA Property
- Costs by Year
- Suggests Minimum Contributions to WLHOA Reserve by Year (Uninflated)
- Windsor Lakes is Contributing Less Than the Minimum Recommended: \$495,805 vs. \$670,704, or \$174,899 (26%) less.

#5 - Cash Flow Method - Table of Receipts & Expenditures - Years 1 through 40 Community

Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Starting Balance	\$1,381,954									
Projected Replacements	\$524,425	(\$20,650)	(\$47,422)	(\$59,020)	(\$138,191)	(\$136,646)	(\$159,440)	(\$97,639)	(\$100,629)	(\$222,403)
Annual Deposit	\$151,057	\$151,057	\$151,057	\$151,057	\$151,057	\$151,057	\$151,057	\$151,057	\$151,057	\$151,057
End of Year Balance	\$1,008,586	\$1,650,293	\$1,753,929	\$1,846,065	\$1,897,931	\$1,873,343	\$1,864,960	\$1,918,379	\$1,968,805	\$1,997,459
Cumulative Expenditures	\$13,125	\$33,775	\$81,197	\$141,117	\$279,309	\$414,954	\$574,394	\$672,033	\$772,663	\$996,066
Cumulative Receipts	\$1,533,011	\$1,684,068	\$1,835,125	\$1,986,182	\$2,137,240	\$2,288,297	\$2,439,354	\$2,590,411	\$2,741,468	\$2,892,525

#5 - Cash Flow Method - Table of Receipts & Expenditures - Years 1 through 40 Townhouses

Year	2020	2021	2022	1st Peak - 2023	2025	2026	2027	2028	2029	2048	2049
Starting Balance	\$354,792									(\$329,339)	(\$34,793)
Projected Replacements		(\$931,124)	(\$931,124)	(\$931,124)						\$219,452	\$336,716
Annual Deposit	\$519,647	\$519,647	\$519,647	\$519,647	\$81,596	\$81,596	\$81,596	\$81,596	\$81,596	\$5,943,156	\$5,977,951
End of Year Balance	\$1,074,422	\$992,953	\$551,476	\$140,000	\$221,596	\$303,191	\$384,787	\$466,383	\$547,979	\$629,574	\$5,913,697
Cumulative Expenditures	\$931,124	\$1,862,247	\$2,793,371	\$2,793,371	\$2,793,371	\$2,793,371	\$2,793,371	\$2,793,371	\$2,793,371	\$2,793,371	\$2,793,371
Cumulative Receipts	\$1,374,429	\$1,894,076	\$2,413,723	\$2,933,371	\$3,014,966	\$3,096,562	\$3,178,159	\$3,259,753	\$3,341,349	\$3,422,945	\$3,422,945

Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Projected Replacements										
Annual Deposit	\$81,596	\$81,596	\$81,596	\$81,596	\$81,596	\$81,596	\$81,596	\$81,596	\$81,596	\$81,596
End of Year Balance	\$711,170	\$792,766	\$874,361	\$955,957	\$1,037,553	\$1,119,149	\$1,200,744	\$1,282,340	\$1,363,936	\$1,445,532
Cumulative Expenditures	(\$2,793,371)	(\$2,793,371)	(\$2,793,371)	(\$2,793,371)	(\$2,793,371)	(\$2,793,371)	(\$2,793,371)	(\$2,793,371)	(\$2,793,371)	(\$2,793,371)
Cumulative Receipts	\$3,504,641	\$3,586,136	\$3,667,732	\$3,749,328	\$3,830,924	\$3,912,519	\$3,994,115	\$4,075,711	\$4,157,306	\$4,238,902

Year	2040	2041	2042	2043	2044	2045	2046	2047	2nd Peak - 2048	2049
Projected Replacements										
Annual Deposit	\$81,596	\$81,596	\$81,596	\$81,596	\$81,596	\$81,596	\$81,596	\$81,596	\$81,596	\$81,596
End of Year Balance	\$1,527,127	\$1,608,723	\$1,690,319	\$1,771,914	\$1,853,510	\$1,935,106	\$1,336,737	\$738,369	\$140,000	\$216,348
Cumulative Expenditures	(\$2,793,371)	(\$2,793,371)	(\$2,793,371)	(\$2,793,371)	(\$2,793,371)	(\$2,793,371)	(\$2,793,371)	(\$2,793,371)	(\$4,153,299)	(\$4,833,264)
Cumulative Receipts	\$4,320,498	\$4,402,094	\$4,483,689	\$4,565,285	\$4,646,881	\$4,728,476	\$4,810,072	\$4,891,668	\$4,973,264	\$5,054,861

Year	2050	2051	2052	2053	2054	2055	2056	2057	3rd Peak - 2058	2059
Projected Replacements										
Annual Deposit	\$75,349	\$75,349	\$75,349	\$75,349	\$75,349	\$75,349	\$75,349	\$75,349	\$75,349	\$75,349
End of Year Balance	\$290,696	\$332,443	\$374,191	\$415,939	\$457,687	\$500,434	\$543,182	\$585,930	\$628,678	\$140,000
Cumulative Expenditures	(\$4,833,264)	(\$4,866,864)	(\$4,900,464)	(\$4,934,064)	(\$4,967,664)	(\$4,999,264)	(\$5,030,864)	(\$5,062,464)	(\$5,094,064)	(\$5,125,664)
Cumulative Receipts	\$5,123,959	\$5,199,307	\$5,274,655	\$5,350,003	\$5,425,351	\$5,500,699	\$5,576,047	\$5,651,395	\$5,726,743	\$5,726,743



Townhouse Roof Update

- 2020 Reserve Study shows over double the cost (133%) of the 2015 Reserve Study, including replacement of 100% of soffit and fascia which are Hardieplank and replaced infrequently in Texas
- Roofing committee was formed in 2020 to prepare contractor proposal specifications as well as evaluate and make recommendation to the Board
- The Board approved the roofing committee recommendation of Home Quality Roofing at the cost of \$1,428,000 which excludes material price increases
- Roofing material costs have risen 22% over the last 12 months
- Current total replacement cost is estimated to be \$1,604,422 which is \$176,422 (12.35%) over original contract. Quantity/materials are \$151,224 (10.59%) and screens add-ons are \$25,198 (1.76%)
- Any excess of townhouse specific operating costs will be reclassified to roof reserve



Townhouse Assessment: Shortfall in 2023

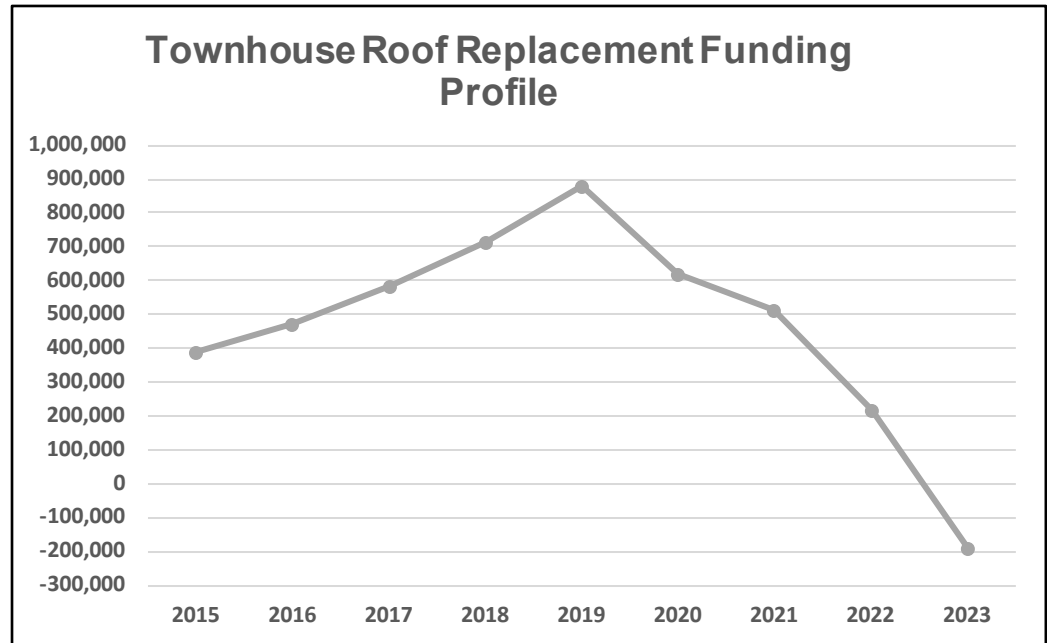
	2015	2016	2017	2018	2019	2020	2021	2022	2023
Starting Balance	286,641								
Yearly Costs	-	(13,886)	-	-	-	(402,640)	(235,632)	(428,040)	(538,110)
Yearly Reserve Contribution*	100,224	100,224	108,957	128,972	167,778	143,073	130,732	131,013	131,013
End of Year Balance	386,865	473,203	582,160	711,132	878,910	619,343	514,443	217,416	(189,681)
Cumulative Costs	-	(13,886)	(13,886)	(13,886)	(13,886)	(416,526)	(652,158)	(1,080,198)	(1,618,308)
Cumulative Contributions	386,865	487,089	596,046	725,018	892,796	1,035,869	1,166,601	1,297,614	1,428,627

* includes estimated interest income allocation

Planning Parameters

Townhouses	174
Roofs to be Replaced	87
Replacement Span (Years)	3
Roof Lifetime (Years)	15
Total Replacement Cost	1,604,422
Cost/Year during Replacement	534,807
Townhouse Cost/Roof	9,221
Building Cost/Roof	18,442

Begin Roof Replacements 2020
Complete Roof Replacements 2023



Homeowners' Summary

2022 Budget

- Reserve Report used as guideline
- All operating costs for 2022 were reevaluated and updated where necessary
- Townhouse roof reserve has been increased by \$5.00/month per homeowner
- Lawn maintenance contract comprises 49% of our total net operating budget
- Payroll and benefits amounts to approximately 16% of our total net operating budget
- Insurance amounts to approximately 12% of our total net operating budget



2022 Budget Assumptions

- Initiation fee income budget remains the same as 2021 budget
- Parties, travel, and clubhouse functions will be breakeven
- 5.9% COLA for lawn maintenance contract
- Increase of \$9,000 for clubhouse/outdoor activities area landscaping
- WLHOA website update at a one-time cost of \$6,000
- Door refinishing based on original schedule
- 10% increase in insurance premiums
- Personnel headcount remains the same as 2021
- Any residual operating budget surplus will be rolled into respective reserves
- Painting may be included in the Reserve Fund if tax preparer is notified
- Inflation will be reassessed on a yearly basis

Cost Increases FY 2022	
	% Increase
COLA	5.9
Personnel	7
Insurance	10
Management Fee	0

Windsor Lakes Homes	
Single family homes	398
Townhouses	174
Total homes	572

Maintenance/Replacement Cycle	
Item	Years
Reserve Study	5
Paint	8
Wood Fence	12
Townhouse Roof	15
Iron Fence	40



Proposed 2022 Budget Assessments

Proposed 2022 Assessments			
	2021 Assessment	Proposed 2022 Assessment	Increase %
Common (Single Family)	198.00	208.00	5.05%
Townhouse	311.00	328.00	5.47%

Common: Items that apply to both single-family homes and townhouses



Replacement Reserve Fund (1 of 2)

Proposed 2022 Replacement Reserve Common Items							
	2020 Year-End Balance	2021 Annual Income	2021 Expenses 1/1 - 8/31	Est 2021 Year-End Balance	2022 Annual Income	Estimated 2022 Expenses	Est 2022 Balance Year-End
Clubhouse Exterior/Interior	333,083	24,047	(134,037)	178,983	22,810		201,793
Exterior Home Painting	198,853	151,480	(174,320)	166,014	150,641	(193,800)	122,855
Iron Fence Painting	3,885	14,909	(7,838)	219	12,001	-	12,220
Fences: Perimeter, Home	104,681	115,334	(6,186)	207,708	115,331	(10,000)	313,039
Iron Fences	4,031	17,569	(8,398)	4,805	11,718	(11,700)	4,823
Insurance Deductible	35,261	-		35,261	-		35,261
Private Streets	88,297	5,657		93,954	5,342		99,296
Side Walk Repairs	101,837	5,728		86,565	5,355	(10,000)	81,920
Site Improvements	351,085	12,605	(68,539)	258,548	15,778		274,326
Storm Water Drainage	153,379	6,104	(5,725)	107,918	5,451		113,369
Swimming Pool	39,927	16,246		125,225	20,365	(3,100)	142,490
Totals	\$1,414,319	\$ 369,679	\$ (405,041)	\$ 1,265,199	\$ 364,792	\$ (228,600)	\$ 1,401,391



Replacement Reserve Fund (2 of 2)

Proposed 2022 Replacement Reserve Townhouse Items							
	2020 Year-End Balance	2021 Annual Income	2021 Expenses 1/1 - 8/31	Est 2021 Year-End Balance	2022 Annual Income	Estimated 2022 Expenses	Est 2022 Balance Year-End
Townhouse Roofs	619,344	130,732	(128,622)	514,444	131,013	(428,040)	217,417
Totals	\$ 619,344	\$ 130,732	\$ (128,622)	\$ 514,444	\$ 131,013	\$ (428,040)	\$ 217,417

Proposed 2022 Replacement Reserve Totals							
	2020 Year-End Balance	2021 Annual Income	2021 Expenses 1/1 - 8/31	Est 2021 Year-End Balance	2022 Annual Income	Estimated 2022 Expenses	Est 2022 Balance Year-End
Totals	\$ 2,033,663	\$ 500,411	\$ (533,663)	\$ 1,779,643	\$ 495,805	\$ (656,640)	\$ 1,618,808

Replacement Reserve: Essentially a savings account that includes funds for the common areas and infrastructure of Windsor Lakes.
 Annual income includes an estimate for interest income.
 Estimated 2021 year-end balance includes a reallocation of line items to the swimming pool to cover anticipated shortfall in 2023.



Common Expenses Summary

Item Category	2021 Budget	2021 YTD	2021 YE	
			Projected	2022 Budget
Audit & Tax	11,800	375	10,718	10,705
Clubhouse Activities	25,500	11,288	21,703	37,800
Community Maintenance	155,048	108,737	164,398	165,516
Individual Home Maintenance	458,000	302,037	453,886	486,964
Insurance	128,414	86,664	129,996	142,996
Legal Expenses	8,000	4,072	11,677	9,000
Office/Administrative	57,783	38,395	57,343	61,747
Other Expenses	4,000	-	-	4,000
Payroll & Related Cost	181,000	120,413	183,100	194,350
Pool/Clubhouse Expenses	68,339	39,478	56,097	55,445
Utilities	68,000	42,028	66,300	69,000
Total Common Expenses	1,165,884	753,487	1,155,218	1,237,523
Less Other Income	(53,075)	(45,606)	(59,488)	(52,565)
Net Common Expenses	1,112,809	707,881	1,095,730	1,184,958



Common Expenses Detail (1 of 4)

Item Category	2021 YE			
	2021 Budget	2021 YTD	Projected	2022 Budget
Audit & Taxes				
Audit & Tax Preparation	3,850	375	3,900	3,905
Property Tax	7,950	-	6,818	6,800
Subtotal Audit & Tax	11,800	375	10,718	10,705

Clubhouse Activities				
Clubhouse Classes	8,500	9,665	16,722	19,000
Clubhouse Functions	1,000	787	1,067	1,000
Committees Trips	5,000	-	-	5,000
Entertainment Cost	7,500	-	40	7,500
Clubhouse Office Supplies	2,500	796	1,021	1,500
Social Events Expense	1,000	40	2,853	3,800
Subtotal Clubhouse Activities	25,500	11,288	21,703	37,800

Community Maintenance				
Landscape Maintenance	79,000	52,422	78,632	83,272
Landscape Improvements	10,000	15,331	18,559	20,314
Lake Management	6,000	3,403	5,176	7,142
Tree Removal/Replacement	5,000	3,855	6,061	6,000
Gates Access Control	4,000	2,395	2,755	3,000
Gates Surveillance	-	5,871	5,871	5,413
Gates Maintenance/Repairs	6,000	4,913	7,160	6,000
Common Area Maintenance & Repairs	2,000	750	3,288	2,000
Bocce Ball Court Maintenance & Repairs	450	260	359	525
Pickleball Court Maintenance & Repairs	-	-	-	1,000
Sidewalk Maintenance & Repairs	500	-	-	500
Sprinklers Maintenance & Repairs	3,250	-	500	1,000
Streets Maintenance & Repairs	10,348	7,536	7,536	1,000
Painting Doors	28,500	12,000	28,500	28,350
Subtotal Community Maintenance	155,048	108,737	164,398	165,516



Common Expenses Detail (2 of 4)

Item Category	2021 Budget	2021 YTD	2021 YE Projected	2022 Budget
Individual Home Maintenance				
Landscape Front Yards	446,000	297,334	446,000	477,964
Maintenance & Repairs	1,000	600	850	1,000
Irrigation Maintenance & Repairs	1,000	304	986	1,000
Townhouse Roof Maintenance	6,000	3,150	5,400	6,000
Townhouse Exterior Maintenance & Repairs	4,000	650	650	1,000
Subtotal Individual Home Maintenance	458,000	302,037	453,886	486,964
Insurance				
Directors & Officers	1,135	1,154	1,731	1,904
Property	21,714	17,204	25,806	28,387
Townhouse Property & Casualty	105,565	68,306	102,459	112,705
Subtotal Insurance	128,414	86,664	129,996	142,996
Legal Expenses				
Legal Collections	4,000	3,261	6,246	5,000
Legal Corporate	4,000	811	5,431	4,000
Subtotal Legal Expenses	8,000	4,072	11,677	9,000



Common Expenses Detail (3 of 4)

Item Category	2021 Budget	2021 YTD	2021 YE	
			Projected	2022 Budget
Office/Administrative				
Auto Expense	-	-	-	-
Management Services	40,542	26,498	39,747	39,747
Administrative Expense	1,000	97	97	500
Bank Charges	400	1,565	2,765	900
Copies & Printing	4,000	568	939	1,500
Mailouts/Coupon Books	4,250	2,110	3,892	4,000
Misc Office Expense	2,580	3,164	4,024	3,500
Office Supplies	500	800	1,288	1,300
Postage	2,500	1,695	2,094	2,500
Reserve Study	-	-	-	-
Website Expenses	2,011	1,896	2,496	7,800
Subtotal Office/Administrative	57,783	38,395	57,343	61,747
Other Expenses				
Bad Debt	4,000	-	-	4,000
Subtotal Other Expenses	4,000	-	-	4,000
Payroll & Related Cost				
Payroll Office	136,000	89,734	136,700	144,000
Payroll Health Insurance	20,000	13,937	21,950	24,350
Payroll Processing Expense	13,000	7,990	12,000	13,000
Payroll Taxes	12,000	8,753	12,450	13,000
Subtotal Payroll & Related Cost	181,000	120,413	183,100	194,350



Common Expenses Detail (4 of 4)

Item Category	2021 Budget	2021 YTD	2021 YE Projected	2022 Budget
Pool/Clubhouse Expenses				
Cable TV/Internet Clubhouse	13,000	6,304	9,350	9,431
Janitorial Expense	4,340	841	1,314	1,300
Clubhouse Maintenance & Repairs/Tools	5,000	1,559	2,143	2,500
Fitness Center	2,909	597	1,279	2,909
Clubhouse Office Furniture & Equipment	2,000	90	540	500
Clubhouse Pest Control	525	259	518	525
Trash Removal Contract	6,000	4,277	6,022	4,860
Pool Management Contract	17,500	7,666	10,800	12,665
Pool Equipment & Furniture	500	2,615	2,615	2,700
Misc Maintenance & Repairs	2,000	2,324	3,240	3,500
Landscape Maintenance Pool Area	2,000	-	3,072	1,500
Building Maintenance & Repairs	5,000	4,368	5,368	5,000
Clubhouse Monitoring Service	3,150	752	1,142	2,000
Lighting Maintenance & Repairs	1,000	4,896	5,027	2,500
Clubhouse Repairs/Supplies	250	225	225	250
Permits & Licenses	3,165	2,704	3,442	3,305
Subtotal Pool/Clubhouse Expenses	68,339	39,478	56,097	55,445
Utilities				
Electric Common Areas	49,000	33,368	50,660	50,000
Water/Sewer	16,000	6,287	12,683	16,000
Gas Common Area	3,000	2,373	2,957	3,000
Subtotal Utilities	68,000	42,028	66,300	69,000
Total Common Expenses	1,165,884	753,487	1,155,218	1,237,523



Townhouse Specific Budget Items

2022 Operational Budget		
Item Category	2021 Budget	2022 Budget
Maintenance Roof Repairs	6,000	6,000
Maintenance & Repairs Bldg Exterior	4,000	1,000
Insurance-Townhouse Property & Casualty	105,565	112,705
Total	115,565	119,705
2022 Reserve Budget		
Item Category	2021 Budget	2022 Budget
Townhouse Roof Reserve	120,573	131,013
Total	120,573	131,013



2022 Assessment Worksheet

Common Items	2021	2022
Operational Expenses	997,244	1,065,253
Reserves	360,190	360,190
Common Assessment (Single Family)	197.76	207.67
Round to	198.00	208.00
Townhouse Items		
Operational Expenses	115,565	119,705
Reserves	120,573	131,013
Total	236,138	250,718
Dedicated Townhouse Assessment	113.09	120.08
Townhouse Assessment	310.85	327.75
Round to	311.00	328.00
Total		
Operational Expenses	1,112,809	1,184,958
Reserves	480,763	491,203
Total	1,593,572	1,676,161



Monthly Homeowner Assessment Breakdown

2021	2022	Increase/Decrease	
\$ 10.56	\$ 11.41	\$ 0.85	Management, tax filing fees, accounting, auditing, liability insurance, general and administrative fees
\$ 20.51	\$ 20.93	\$ 0.42	Community maintenance including streetlights, street landscaping and pathway maintenance, access control system maintenance, and private street reserves
\$ -	\$ 0.79	\$ 0.79	Gate surveillance
\$ 64.98	\$ 69.63	\$ 4.65	Front yard landscape maintenance
\$ 4.15	\$ 4.13	\$ (0.02)	Reserve for refinishing your front door as needed but no more frequently than every 3 years
\$ 0.15	\$ 0.29	\$ 0.14	Reserve for sprinkler maintenance
\$ 22.00	\$ 22.00	\$ -	Reserve for painting the exterior of your home as needed but no more frequently than every 8 years
\$ 21.42	\$ 20.14	\$ (1.28)	Fence replacement no more frequently than every 12 years and fence repair as needed
\$ 54.23	\$ 58.68	\$ 4.45	Windsor Lodge management, property insurance & taxes, maintenance & reserves, swimming pool & outdoor activities area
\$ 198.00	\$ 208.00	\$ 10.00	Total Common Areas Assessment
		5.05%	

\$ 50.87	\$ 53.98	\$ 3.11	Insurance on structure
\$ 57.34	\$ 62.76	\$ 5.42	Reserve for roof replacement
\$ 4.79	\$ 3.26	\$ (1.53)	Maintenance for painting/siding
\$ 113.00	\$ 120.00	\$ 7.00	Total Additional Townhome Assessment
\$ 311.00	\$ 328.00	\$ 17.00	Total Townhome Assessment
		5.47%	



Board Actions for 2022

- Year 3 of 5 of 8-year cycle of exterior home painting
- Year 3 of 3-year door refinishing
- Only replace as needed iron fences from reserves
- Year 2 of townhouse roof replacements to begin January, 2022 and conclude in 2023
- Swimming pool improvements and furniture replacement to be deferred to 2023
- Next phase of Pickleball and Bocce Ball Courts improvements to be deferred to 2023



Questions/Answers



What's Next?

- WLHOA Board Meeting: Tuesday, 14 December 2021 7 PM

