

WSG Reserve Fund Report and Financial Report for Annual Meeting

November, 2020

Weathersfield Bylaws, Article XVIII:

Section 6. Reserve Fund Report. Members of WSG VI shall be advised in writing of the following, not more than sixty (60) days and not less than thirty (30) days prior to each Annual Meeting:

- a. Any significant adjustments to the assumptions used to manage the reserve account such as useful life, replacement costs, interest rates and inflation factors.
- b. That part of the annual assessment to be allocated to the reserve account for the next calendar year.
- c. The status of the reserve account, including but not limited to information such as total monies in the account, rate of return, list of investments and expenditures with purpose of each.

Reserve Fund Report

a/c. WSG owns one CD: \$150,000, 10 months, maturity date 12/06/2020, yield 1.55%.

b. For 2021, \$82,000 is projected to be allocated to the Reserve account, making up for the additional expenses in 2019 and consistent with the WSG Long Range Plan adopted in 2018.

c. The Reserve Account is presently valued at about \$210,000, with another \$100,000 in our operating budget checking account. So far in 2020, there has been no Reserve Account activity. Looking ahead, paving and re-roofing of our homes will be major expenses, running to several hundred thousand dollars, and they are the main reason for the need to significantly bolster our Reserve Account. Paving (> \$500,000) will be monitored year to year; re-roofing (>\$600,000) is likely to begin in 2027.

Hoyt Taylor
WSG Treasurer
Sept. 17, 2020

Weathersfield Bylaws, Article XII:

Article XII

ASSESSMENTS

Section 1. Financial Report. At each regular annual meeting of the members, the Board of Directors shall present a budget and an estimate of the assessment for the succeeding calendar year together with a statement of income received and expenditures incurred by WSG VI in the current year up to the date of said annual meeting, and shall make available a copy of such budget, assessment estimate, and statement to the members.

Financial Report

The 2020 budget, with income and expenditures through August of this year, and a 2021 projected budget is provided with this report.

Inflation continues to be low, and if all goes well we will be able to meet our 2021 budget with no increase in our monthly dues. There are of course no guarantees for the future.

Hoyt Taylor
WSG Treasurer
Sept. 17, 2020

2021 Budget Worksheet (9/17/20)

	2020 actual as of 7/31/20	2020 full year budget	2021 proposed budget	Difference (2021-2020)
Income				
Late Fee	\$100	\$0	\$0	\$0
HOA Assessment	\$270,770	\$386,880	\$386,880	\$0
Interest	\$5,112	\$2,000	\$2,000	\$0
Total Operating Income	\$275,982	\$388,880	\$388,880	\$0
Expense				
Administration				\$0
Admin.Misc.& Bank Fees	\$53	\$1,200	\$500	-\$700
Tax Returns	\$747	\$500	\$500	\$0
Insurance	\$35,213	\$50,000	\$50,000	\$0
Legal	\$1,305	\$500	\$1,500	\$1,000
Management Contract Fees	\$12,000	\$18,000	\$24,000	\$6,000
Meetings	\$0	\$200	\$200	\$0
Postage & Printing	\$30	\$1,000	\$1,000	\$0
Website	\$321	\$50	\$50	\$0
Total Administration	\$49,668	\$71,450	\$77,750	\$6,300
Grounds				\$0
Grounds-Other	\$9,150	\$27,000	\$27,000	\$0
Landscape Contract	\$58,000	\$87,000	\$75,780	-\$11,220
Tree Removal	\$22,120	\$35,000	\$26,000	-\$9,000
Total Grounds	\$89,270	\$149,000	\$128,780	-\$20,220
Maintenance				\$0
Building Maintenance	\$18,865	\$45,000	\$45,000	\$0
Pressure Washing	\$12,672	\$7,500	\$7,500	\$0
Termite Contract	\$0	\$2,200	\$3,000	\$800
Total Maintenance	\$31,537	\$54,700	\$55,500	\$800
Utilities				\$0
Electric	\$2,351	\$4,200	\$4,200	\$0
Sewer Services	\$2,182	\$14,000	\$8,000	-\$6,000
Storm Water	\$3,775	\$4,000	\$5,000	\$1,000
Trash Removal	\$16,744	\$24,500	\$27,500	\$3,000
Total Utilities	\$25,052	\$46,700	\$44,700	-\$2,000
Total Operating Expenses	\$195,528	\$321,850	\$306,730	-\$15,120
Total Operating income	\$275,982	\$388,880	\$388,880	\$0
Net Income	\$80,455	\$67,030	\$82,150	\$15,120