

5.1° special assessment fee for
operating costs

shortfall in operating

5.1° of any budget 430,000

13.50 per unit for patio

60 some for master association

operating at 40,000

optimum believes should be at

62,000

100 \$ assessment homes

Reserve repayment, maybe 75,000 \$ short
pool maintenance ; underfunded next reserve
study

Plot of odd stating reserve costs next
time will be more accounting inflation
later rather than now

Hoa fees did not increase with cost of pool
heating pool year round as opposed to
part of year; landscaping costs

went from 500 \rightarrow 570 in one year
did not account for the shortfall
costs increased every year but does not
"problem is with cash balance"

consider reducing expenses

confusing assessments; 100, 13, unclear

discussions of other issues on the horizon

view of Gary "secure credit line
using and reserves"

not utilizing reserves
effectively

cited as
non-intuitive
that it hasn't been done
questioning the bookkeeping

why we can only do 5% at this time or
delay to pay more

the board cannot do more than 5%
without mailing costs
per civil code

mid year budget increase

dues increased 17%. and could only inc 3%
more this year

increasing dues won't solve short term balance

idea is to pay off reserves

Trying to avoid bringing this to the
community

assessing debt