
Treasurer's Report

February 2026

TREASURER • 2021–2025

Why Does the HOA Exist? (And What Do We Have to Pay For?)

Executive summary of core legal obligations and funding responsibilities.

Why Does the HOA Exist? (And What Do We Have to Pay For?)

1. Our Mission (Per the Declaration)

Purpose: Create and maintain a desirable, attractive subdivision for the mutual benefit and protection of all owners.
Source: 2011 CC&Rs, Preamble.

Authority: The HOA is the legal entity empowered to enforce rules and collect assessments needed to operate and maintain the community.
Source: First Amendment to CC&Rs, Article I(S).

2. Obligation #1: Stormwater System (Primary Liability)

Legal requirement: The Association is bound by a Residential Subdivision Maintenance Agreement (originally Thurston County; now City of Tumwater jurisdiction).

Required work: Inspect, clean, maintain, and repair catch basins, pipes, wet ponds, and infiltration ponds (including Tract C facilities) to prevent water-quality impacts.
Source: 2014 Addendum to Maintenance Agreement.

Enforcement risk: If the HOA fails to perform, the City can enter, perform the work, and lien the HOA for costs.
Source: Maintenance Agreement, Remedies section.

3. Obligation #2: Common Area Maintenance (Curb Appeal and Use)

Legal requirement: Maintain defined common areas, including open space tracts, trails, and recreation areas.
Source: 2011 CC&Rs, Article I(R); First Amendment, Article I(S)(1).

Practical scope includes:

Tracts B, C, D, F, L, M, and N (open spaces).

Tot lots (playgrounds) and the 2.97-acre trail easement.

Utilities serving common areas (including street lighting where applicable).

Source: 2011 CC&Rs, Article I(R); First Amendment, Article I(S)(1)(iv).

4. Obligation #3: Financial Safety (Insurance and Reserves)

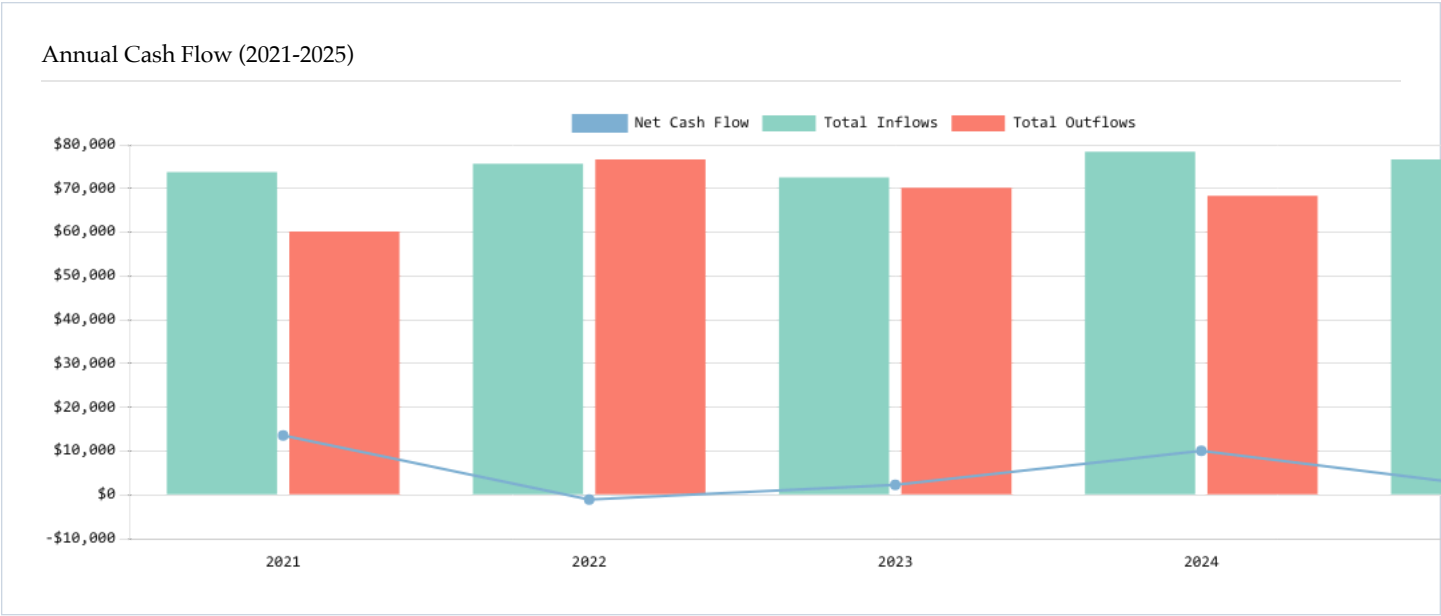
Legal requirement: Carry liability/property insurance and fund reserves for major future replacement/repair obligations.
Source: First Amendment, Article I(S)(3); Bylaws, Article 6.2.

Why it matters: Reserve contributions reduce special-assessment risk and help avoid deferring predictable high-cost projects.

Overall Financial Position

Year-over-year comparison of Inflows vs Outflows.

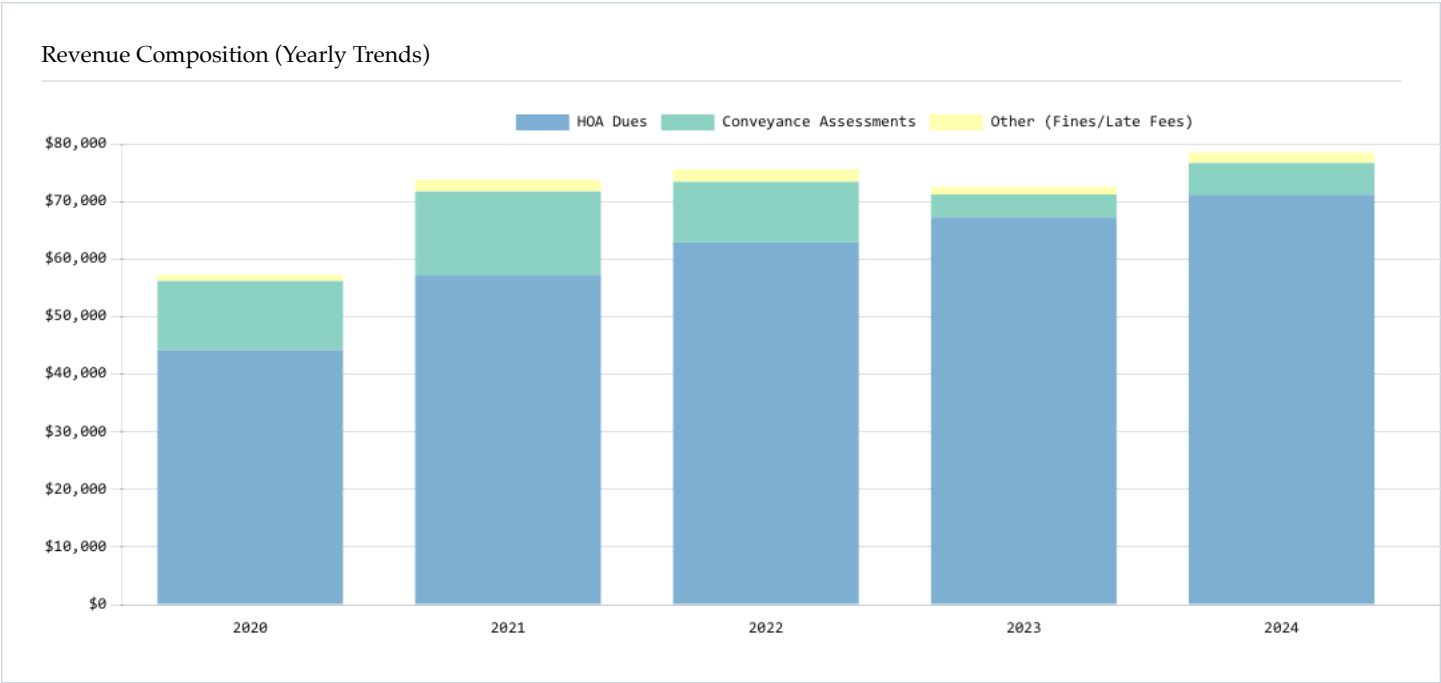
AVG. ANNUAL INFLOW	AVG. ANNUAL OUTFLOW	AVG. NET FLOW
\$75,387	\$70,101	+\$5,286



Income Analysis

Breakdown of revenue sources.

5-YEAR INFLOW \$434,173	HOA DUES = \$374,998	CONVEYANCE ASSESSMENTS + \$50,500	OTHER + \$8,675
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Commentary

Notes to the Cash Inflows Table

Data Source & Scope: These figures are derived from the detailed General Ledger reports provided by the Management Company. Data for 2020 represents a partial year (June through December). Data for 2025 covers the full fiscal year ending December 31, 2025.

Regular Assessments (Dues): The steady increase in HOA Dues (from \$44k in 2020 to \$72k in 2025) reflects the community's stabilization as more lots were sold and began paying assessments. This is the Association's only reliable source of operating cash.

Conveyance Assessments (Restricted Funds): The row labeled "Conveyance Assessments" represents the \$500 fee collected upon the sale of a home (GL Account 300150).

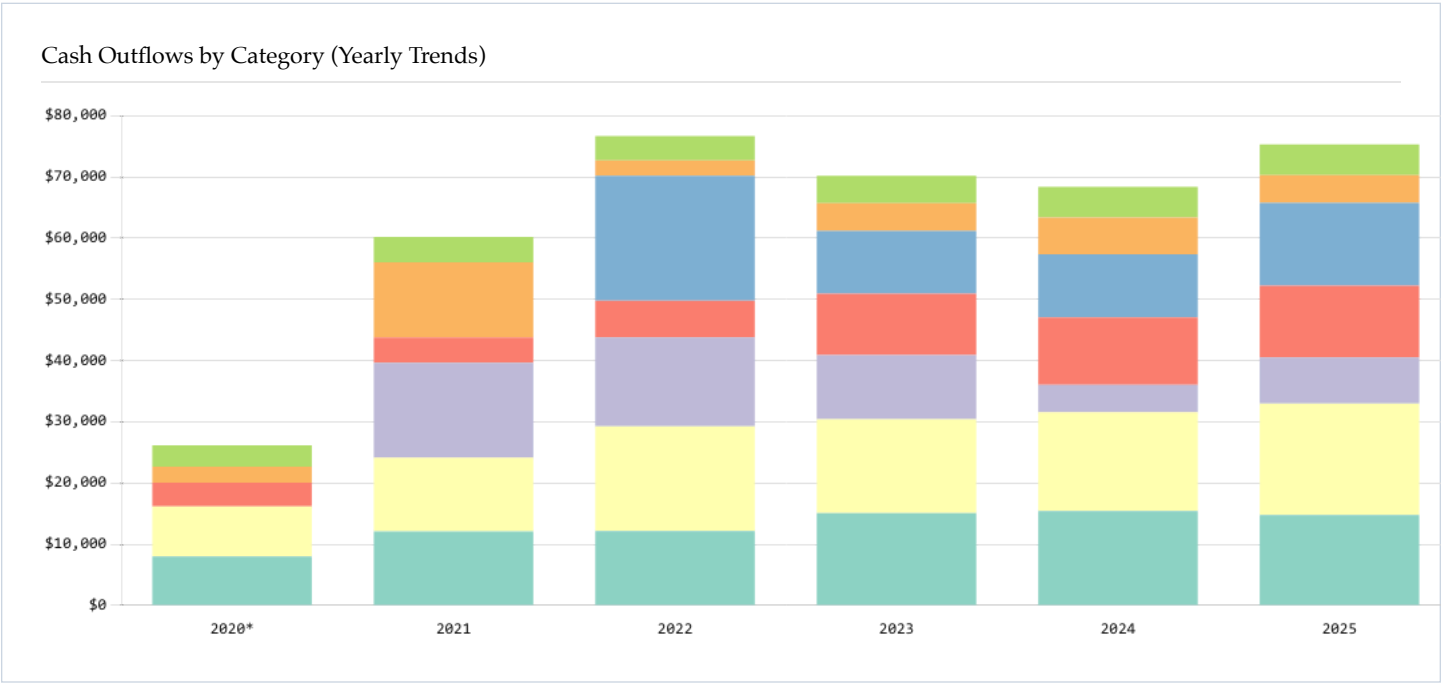
CC&R Restriction: Per the First Amendment to the CC&Rs, these funds are restricted exclusively for the maintenance and repair of Common Areas.

"Other" Income: This category includes fines, late fees, and minimal bank interest. It is highly variable and should not be relied upon for budgeting core operating expenses. Notably, Legal Fee reimbursements (GL 300400) often appear here, but these simply offset legal expenses incurred to collect delinquent dues.

Cash Outflows by Category

Yearly trends and category totals.

Top Category Aggregates (2020-2025)	
LANDSCAPING	ADMINISTRATIVE
\$87,050	\$77,530
STORMWATER	DEVELOPER
\$54,536	\$52,500
RESERVE TRANSFERS	UTILITIES
\$46,728	\$32,400
OTHER (LEGAL/INS/AUDIT)	
\$26,100	



Cash Outflows by Category (2020–2025)

- Administrative (VIS Group): Includes Management Fees, Base Supply Fees, Postage, Mileage, and Admin Fees.
- Landscaping & Maint: Includes Sage Landscape, All You Need, Dreamscape, and Simply Home Realty.
- Developer: Payments to Lotus House.
- Reserves: Transfers to the Reserve Bank Account.
- Stormwater: Payments to Sustainable Groundworks.
- Utilities: Water (City of Tumwater) and Electricity.
- Other: Insurance, Legal, Audit, Taxes, Meeting Expenses.