**Riverview Estates HOA – May 2015**

**Treasurer’s Report: Joanne Sharpe**

There are 158 homes plus five (5) Lots owned by the builder and two (2) Lots owned by individuals. Dues for the Lots (without buildings on them) were collected for the first time this year. There are 29 accounts (Members) with delinquent dues. Of those accounts, 14 Members owe for two (2) or more years. A lien has been filed against the 14 properties. This is a change from previous year’s filings. In the past judgments were filed which entitles the HOA to take assets from the homeowner. With the lien, the home cannot be sold until the HOA balance is paid in full. All fees incurred by the HOA, to include but not limited to attorney, courts or administrative fees, are passed on the delinquent homeowner. The late fee that is charged on delinquent accounts helps to cover the costs associated with mailing the monthly statements.

Current Balances:

Checking: $2,410.55 (This account pays our HOA bills)

Money Market Acct: $37,956.04 (This account is used for major expenditures and includes our “Reserve Funds” which must be maintained for emergency needs not covered by insurance.) Money is transferred from the money market account to the checking account as needed to pay bills. The balance in the money market account is projected to be approximately $25,000 (our “Reserve” requirement) at the end of the year.

Monthly banks statements are posted on the website and are current as of May 2015.

Snow Removal: There were two (2) snow incidents (plowings) for 2015. Total bills were $2,400. The HOA received reimbursement from Kent County in the amount of $1,800. The net expense was $600, Thank you Steve Chantry, for filing the paperwork to recover these expenses.

We have a new mowing service this season; cost per cut is $264 vs. previous year’s $400. Cost savings of $136 per cutting. If the grass is cut weekly from May 1 through October 31 there would be 26 cuttings and the savings vs. last year’s rate would be more than $3,500. Thus far we are pleased with the service of our new provider.

Budget Summary: Our largest expenses for the HOA are maintenance of the open spaces and ponds, which are approximately $9,000 a year for each or a total of $18,000. With reduced lawn care costs we may be able to trim some of these costs back substantially. Total income from dues and fees is budgeted at $26,000, with expenses at approximately $25,000. Because this is such a tight budget, we must keep a good Reserve.

OLD Business:

At last year’s meeting a home owner suggested shopping around for a new accounting firm for the HOA. This person felt that $1500 was too high. Calls were made to several firms in Dover and Milford, and they stated, “for the services provided with tax preparation and annual audits we are getting a deal at $1500.” Some firms were not capable to do the audit. The Board accepted the recommendation of the Treasurer and decided to continue with the accounting firm that the HOA has used for over seven years.