

Fishing Creek Farm HOA 2021 Year in Review & Draft 2022 Budget

September 20, 2021

2021 Year-End Snapshot

- ▶ Expect to end the year with negative net income of \$5.5K
 - Less revenue as a result of fewer clubhouse reservations
 - Interest income reported in reserve account rather than operating
 - Legal expenses greater than expected due to:
 - ACC Guidelines
 - Covenant interpretation
 - Annual meeting process and voting due to COVID disruption
 - Bulkhead ownership
 - Clubhouse repairs & electrical more than anticipated

2021 Year-End Snapshot Continued

- ▶ March annual meeting was held remotely
- ▶ July 4th celebration was first event with resident in-person attendance
- ▶ Continued phragmites remediation
- ▶ Courts resurfaced to address the crack caused by tree root damage
- ▶ Work continued around courts as part of the \$100K grant from Chesapeake Bay Trust to remove invasive species and plant trees - another grant obtained through the work done by Eric Sprague
- ▶ Dialog continued with Senator Elfreth, DNR and AAC Police to address Cherry Tree Cove noise
- ▶ Coordination with CapEx committee in identifying funding needs for assets

2022 Budget

Operating Budget Assumptions:

- Based on recommended Option 3 as proposed by the CapEx committee and supported by the Board
- Raise annual assessment from \$1737 to \$2606 per household in order to adequately fund the reserve fund
- 4.5% increase in operating expenses
- 35% of annual assessment towards reserve set aside
- Funds to keep the community paths clear and sprayed for mosquitos/ticks for safe community use
- Continued funding for phragmites remediation with expansion of HOA community areas not previously treated that allows better access to community assets
- Tree removal identified in tree survey potentially damaging to homes or HOA property
- Continue with pool and landscaping contracts

Monday, September 20, 2021					
FISHING CREEK FARM HOMEOWNERS ASSN					
2021 Expected Year-End and Draft 2022 Budget					
Account	2021 Budget	anticipated 2021 YE	B/(w) than '21 budget	Proposed 2022 budget	notes
Assessment Income	\$ 190,716	\$ 190,716	\$ -	\$ 204,120	from \$1589.30 to \$1701 per household
Owners Reserve Income	\$ 17,779	\$ 17,779	\$ -	\$ 108,600	\$905 per household, up from \$148.16 per household
Owners Income Total	\$ 208,495	\$ 208,495	\$ -	\$ 312,720	increase from \$1737.46 to \$2606 - Option 3
Other Income Total	\$ 9,290	\$ 7,012	\$ (2,278)	\$ 8,120	
Total HOA Income	\$ 217,785	\$ 215,507	\$ (2,278)	\$ 320,840	
HOA Expense					
Account	2021 Budget	anticipated 2021 YE	B/(w) than '21 budget	Proposed 2022 budget	notes
Common Area Maintenance Total	\$ 86,100	\$ 81,694	\$ 4,406	\$ 85,800	
Professional Charges Total	\$ 18,000	\$ 26,762	\$ (8,762)	\$ 16,500	
Clubhouse/Other Facilities Total	\$ 12,790	\$ 19,823	\$ (7,033)	\$ 19,700	
Pool & Other Expense Total	\$ 34,425	\$ 27,462	\$ 6,963	\$ 37,050	
Social Events & Tennis Program Total	\$ 9,290	\$ 10,298	\$ (1,008)	\$ 12,600	
Insurance Expense Total	\$ 9,500	\$ 10,226	\$ (726)	\$ 10,400	
Administrative Expense Total	\$ 22,930	\$ 24,131	\$ (1,201)	\$ 27,570	
Taxes Total	\$ 2,520	\$ 2,562	\$ (42)	\$ 2,620	
Sub-total operating (w/o reserve set aside)	\$ 195,555	\$ 202,958	\$ (7,403)	\$ 212,240	
HOA Reserve Set Aside	\$ 17,779	\$ 17,779	\$ -	\$ 108,600	
HOA Total Expense	\$ 213,334	\$ 220,737	\$ (7,403)	\$ 320,840	
Net Income	\$ 4,451	\$ (5,230)	\$ (9,681)	\$ -	