

## Treasurer's Report

2021 was a good year for the CFRA, financially speaking. Our expenses for the year came in about \$1800 under budget; this was good since we had budgeted somewhat over our dues income. However, we had *significant* success with more aggressive collection, dropping our severely overdue accounts from eight to three and reaching our lowest number of delinquent homeowners in memory. Combined, this brought in over \$5000 in additional revenue for the year, leaving us in better condition than when we started – always a good place to be!

*However*, we expect some significant cost increases in 2022, and our cash reserves are nowhere near where they should be for subdivision of our size. Typical guideline for reserve allocation is between 15% and 40% of dues collection; we are sticking with the low end of that range to keep our dues as low as possible.

Extensive notes are included with the budget below to help explain our basis for 2021. We continue to budget as frugally as possible with the exception of some additional necessary landscaping and the costs associated with collections; this additional collection cost should, however, more than pay for itself. *But we still need to raise our dues for the first time in a decade, so the dues for 2022 will be \$250.00 per household.*

2021 Reconciliation / 2022 Budget	2021 Budget	2021 Actual	2022 Budget	Notes
Utilities				
Electric (Street Lights)	\$8,100.00	\$8,053.68	\$9,000.00	(1)
Water (Sprinklers)	\$100.00	\$0.00	\$200.00	(2)
	\$8,200.00	\$8,053.68	\$9,200.00	
Common Area Expenses				
Lawn Mowing	\$8,480.00	\$8,245.00	\$9,100.00	(3)
Landscaping & Erosion Control	\$0.00	\$135.00	\$250.00	(5)
Tree Maintenance	\$200.00	\$600.00	\$1,200.00	(4)
Entrance Maintenance & Improvements	\$1,000.00	\$272.31	\$1,000.00	(6)
Cul-De-Sac Maintenance	\$650.00	\$381.93	\$1,150.00	(7)
	\$10,330.00	\$9,634.24	\$12,700.00	
Event Expenses				
Annual Meeting	\$0.00	\$0.00	\$150.00	(8)
Annual Picnic	\$0.00	\$212.84	\$200.00	(9)
	\$0.00	\$212.84	350.00	
Corporate & Administrative Expenses				
Legal Fees	\$1,000.00	\$225.00	\$1,000.00	(10)
Insurance	\$1,900.00	\$1,911.00	\$2,100.00	(11)
Corporation Fees	\$0.00	\$0.00	\$20.00	(12)
Professional Fees	\$400.00	\$400.00	\$0.00	(13)
Postage	\$300.00	\$165.00	\$300.00	(14)
Office Expenses	\$500.00	\$377.88	\$500.00	
Website Expense	\$0.00	\$0.00	\$0.00	(15)
Directory	\$100.00	\$0.00	\$200.00	(16)
Miscellaneous Administrative Expenses	\$50.00	\$0.00	\$50.00	(17)
	\$4,250.00	\$3,078.88	\$4,170.00	
	\$22,780.00	\$20,979.64	\$26,420.00	

**Notes:**

- (1) Our electricity budget was spot-on. However, Ameren has requested a 12% rate increase for 2022 so we are budgeting accordingly. The actual increase will likely be a bit less but we want to have it covered.
- (2) By never turning the water on in 2021 we avoided any expense. However, the system will require testing of the backflow prevention device in 2022 even if we don't use it (per government regulation) so this is budgeted.
- (3) Our lawn mowing expense was just slightly below budget, because we budgeted for eight months but only mowed for about 7½. We have slightly over a 5% mowing expense increase in 2022 and are again budgeting for a full eight months so we may come in slightly below budget again in 2022.
- (4) Two trees were moved on the White Rd cul-de-sac, but the city did not replace them this year so that expense was avoided. However, some other unplanned tree maintenance was required. We are allowing for this again in 2022 along with the replacement of the two White Rd cul-de-sac trees.
- (5) A small amount was spent on erosion control this year so we are allowing for some in 2022 as well.
- (6) We did not do the maintenance and plantings originally intended for 2021 so the cost was far less. However we intend to do the maintenance in 2022 so budgeting accordingly.
- (7) Our cul-de-sac expenses were a bit less than planned largely due to homeowner work. We intend to switch this to professional maintenance so budgeting a larger amount accordingly.
- (8) 2021 Annual Meeting did not take place so was not budgeted. Budgeting appropriately for 2022.
- (9) Likelihood of picnic was unknown when budgeting for 2021 but it took place. Jolly Jumper cost was subsidized by contributions but we decided to go all out on food so a small expense was incurred for that. Will likely continue doing so and therefore budgeting accordingly.
- (10) Legal fees were far less than planned as we were able to achieve significant collection through personal effort. Remaining long-term deadbeats will require legal action so legal fees planned for 2021 are budgeted for 2022. Most of this additional expense should eventually be offset by collections which will include reimbursement of these expenses.
- (11) Just about spot-on for Liability and D&O insurance increase in 2021; allowing for similar increase in 2022.
- (12) Biennial registration fee will be due in 2022.
- (13) We knew of the professional fee for 2021 and budgeted for it but are expecting no similar fees in 2022.
- (14) Postage and office expenses were both less than expected due to one less newsletter than originally planned. Budgeting full amount for 2022.
- (15) Website expense was prepaid for multiple years in 2020 so no expense in 2022 is projected.
- (16) Directory was not published in 2021 so no expense; will publish in 2022 and due to loss of availability of some free printing, additional cost is anticipated.
- (17) Miscellaneous includes small amounts not assignable to other categories. None for 2021.

**Revenue Summary**

Current Year Dues	\$18,450.00
Previous Year Dues	\$5,190.00
Interest on Late Dues	\$120.83
Bank Interest	\$5.14
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	\$23,766.97

**Accounts Receivable Summary**

Starting Balance (Late Dues)	\$7,590.00
2021 Dues	\$19,500.00
2021 Dues Collected	\$(18,450.00)
Previous Dues Collected	\$(5,190.00)
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Ending Balance	\$3,450.00

**Cash Reconciliation**

Starting Cash	\$7,252.62
Receipts	\$23,766.97
Ameren Deposit Refund	\$678.31
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Disbursements	\$(20,979.64)
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Ending Cash	\$10,718.26