

Greetings Windemere Homeowners.

I am remiss in not providing all of you a summary of the 2016 Windemere Homeowners Association financial results and the planned budget for 2017 prior to our Annual Homeowners Meeting. So, for those of you that were not able to attend the Annual Homeowners Meeting held on Sunday, January 8, I am providing the following summary along with the actual Budget vs. Actual expenditures for 2016, the final 2016 Treasurer's Report, and the approved Budget for 2017.

The Windemere HOA began 2016 with \$4,300.88 in our checking account, received \$9,500.00 on annual fees (\$125.00 per homeowner), received \$1.15 in interest on our checking account, received \$15.34 in credit for returned light bulbs, and spent \$11,037.68 for 2016 expenses. The actual 2016 expenses of \$11,037.68 were \$694.99 less than the 2016 budgeted amount of \$11,732.67. That leaves \$2,779.69 in our checking account to begin 2017.

The largest expense for 2016 was the \$3,280.00 to replace the entrance lighting systems and install LED lighting. The Trustees budgeted for this expense in 2016 but decided to use some of the HOA financial reserves to reduce the 2016 annual fee amount for the homeowners. The result has been a reduction in the cost of electricity by 62% since the new lighting was installed. That has resulted in a reduction in DP&L cost from an average of \$57.08 a month before the replacement to an average of \$21.44 a month with the new lighting system.

In 2016 the Trustees contracted with Country Club of the North to maintain the entrance landscaping to include weeding the four beds bi-weekly, trimming the plants, and mulching the beds. These were unplanned added expenses of \$681.05 for 2016 but these added expenses were offset by the cost savings from the reduction in actual DP&L cost of \$508.95 from the budgeted 2016 amount.

The 2016 Greene County Sanitary Engineering expenses for irrigating the landscaping were \$236.06 higher than the 2016 budgeted amount due to a dryer season in 2016 compared to 2015.

The 2016 budgeted Legal Consulting Fee was not needed so the \$1,000.00 estimated expense was used to offset the other actual 2016 expenses that were above the estimated 2016 budget amount.

The remaining 2016 expenses were approximately the same as in previous years, including annual insurance coverage, annual audit, annual web site name registration, annual activation and deactivation of the irrigation system, and annual post office box rental.

For 2017, the Trustees used the 2016 actual expenses as the basis for the 2017 estimated budget with adjustments to eliminate the 2016 cost for the replacement lighting system, eliminate the 2016 legal consultation fees, reduce the DP&L monthly cost due to savings from the new lighting system, and add an estimated cost for repainting the four entrance signs in 2017. The resulting 2017 budget assumes estimated expenses of \$7,085.15 and estimated income of \$8,360.00 plus to be determined interest earned on our checking account. The \$1,274.85 in estimated 2017 income above the estimated 2017 expenses will be used to increase the amount of our Ohio State mandated financial reserves for the HOA to \$4,054.54 to end 2017, assuming no unplanned expenses will occur in 2017. This will bring our reserves back to the level we had prior to supplementing the lighting system replacement cost.

If you have any questions on these Windemere Homeowners Associations financial summaries and spreadsheets plus contact me or any of the other Trustees.

Sincerely,
Ron O'Rear
Trustee and Treasurer