

# BVS HOA

# 2022 Financial Report

Annual Meeting  
November 3, 2022

Jacque Forrest  
Treasurer

# BVS HOA 2022 Financials

		<u>Budget</u>	<u>Actual</u>	<u>Over/(Under)</u> <u>Budget</u>	<u>Comment</u>
<b><u>EXPENSES</u></b>					
<b>Christmas Trees</b>		\$21,000	\$21,833	\$833	Higher Freight Cost
<b>Paid Officer Patrols</b>		\$7,000	\$5,000	(\$2,000)	Limited by Constable Availability
<b>ACC</b>	Legal & Misc Costs	\$6,050	\$6,069	\$19	
<b>Membership</b>	Annual Meeting + Welcome Wagon	\$2,200	\$1,566	(\$634)	Lower Annual Mtg Catering
<b>Other Community Projects</b>		\$2,350	\$1,565	(\$785)	Fewer Block Parties,
<b>Communications</b>	Mailouts, Website	\$1,650	\$2,022	\$372	Higher Printing Costs
<b>Other Administrative</b>	Postage, Supplies, etc.	\$1,625	\$836	(\$789)	
<b>Event Liability Insurance</b>		\$850	\$849	(\$1)	
<b>Board D&amp;O Liability Ins.</b>		\$4,400	\$4,782	\$382	
<b>TOTAL EXPENSES</b>		<b>\$47,125</b>	<b>\$44,521</b>	<b>(\$2,604)</b>	

# BVS HOA 2022 Financials (continued)

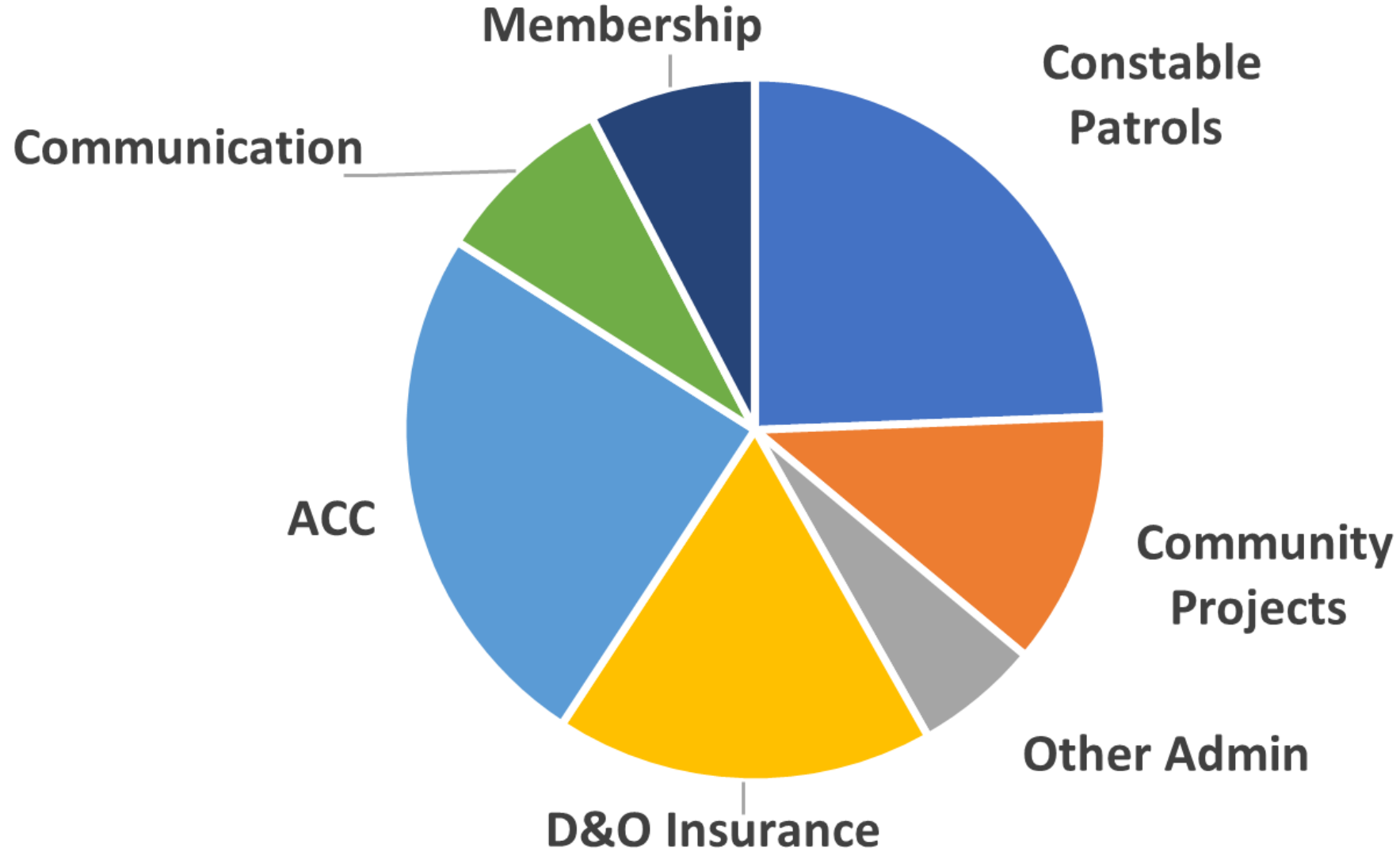
	<u>Budget</u>	<u>Actual</u>	<u>Over/(Under)</u> <u>Budget</u>	<u>Comment</u>
<b>TOTAL EXPENSES</b>	<b>\$47,125</b>	<b>\$44,521</b>	<b>(\$2,604)</b>	
<b>REVENUES</b>				
<b>Dues</b>	\$27,500	\$29,485	\$1,985	
<b>Christmas Trees</b>	\$21,000	\$20,751	(\$249)	
Dividends & Other	<u>\$100</u>	<u>\$429</u>	<u>\$329</u>	Moved account to RBFCU
<b>Total Revenues</b>	\$21,000	\$21,833	\$833	
<b>Revenues – Expenses</b>	\$1,475	\$5,827	\$4,352	
<b>Credits/Reimbursements</b>				
Litigation Reimbursement		\$4,037		
Tree Discount		\$700		Poor Quality Trees
Printer Credit		\$145	(\$634)	Used Wrong Paper
<b>Overall Rev – Exp</b>	<b>\$1,437</b>	<b>\$10,709</b>	<b>\$9,234</b>	

# BVS HOA 2023 Budget

	<u>2022 Budget</u>	<u>2022 Actual</u>	<u>2023 Budget</u>	<u>2023 Budget Basis</u>
<b><u>REVENUES</u></b>				
Dues	\$27,500	\$29,485	\$30,000	600 members @ \$50
Christmas Trees	\$21,000	\$20,751	\$28,750	575 Trees @ \$50
Other Revenues	\$100	\$429	\$400	
<b>TOTAL REVENUES</b>	<b>\$48,600</b>	<b>\$50,665</b>	<b>\$58,750</b>	
<b><u>EXPENSES</u></b>				
Board D&O Liability Ins.	\$4,400	\$4,782	\$5,000	Rate Increase
Other Administrative	\$1,625	\$836	\$1,650	Maintain budget \$
<b>Total Administrative</b>	<b>\$6,025</b>	<b>\$5,618</b>	<b>\$6,650</b>	
<b>Total ACC</b>	<b>\$6,050</b>	<b>\$6,069</b>	<b>\$7,100</b>	+Hours & rate for same legal need
<b>Communications</b>	<b>\$1,650</b>	<b>\$2,022</b>	<b>\$2,400</b>	Higher paper cost & postage
Event Liability Insurance	\$850	\$849	\$1,000	Higher rates
Paid Officer Patrols	\$7,000	\$5,000	\$7,000	Work planned hours
Christmas Trees	\$21,000	\$21,833	\$28,800	Same # trees, '+\$6/tree, 2x freight
Other Community Projects	\$2,350	\$1,565	\$2,300	
<b>Total Community Projects</b>	<b>\$31,200</b>	<b>\$29,247</b>	<b>\$39,100</b>	
<b>Membership</b>	<b>\$2,200</b>	<b>\$1,566</b>	<b>\$2,200</b>	More attending + printing cost
<b>TOTAL EXPENSES</b>	<b>\$47,125</b>	<b>\$44,521</b>	<b>\$57,450</b>	
<b>Revenues - Expenses</b>	<b>\$1,475</b>	<b>\$5,827</b>	<b>\$1,300</b>	

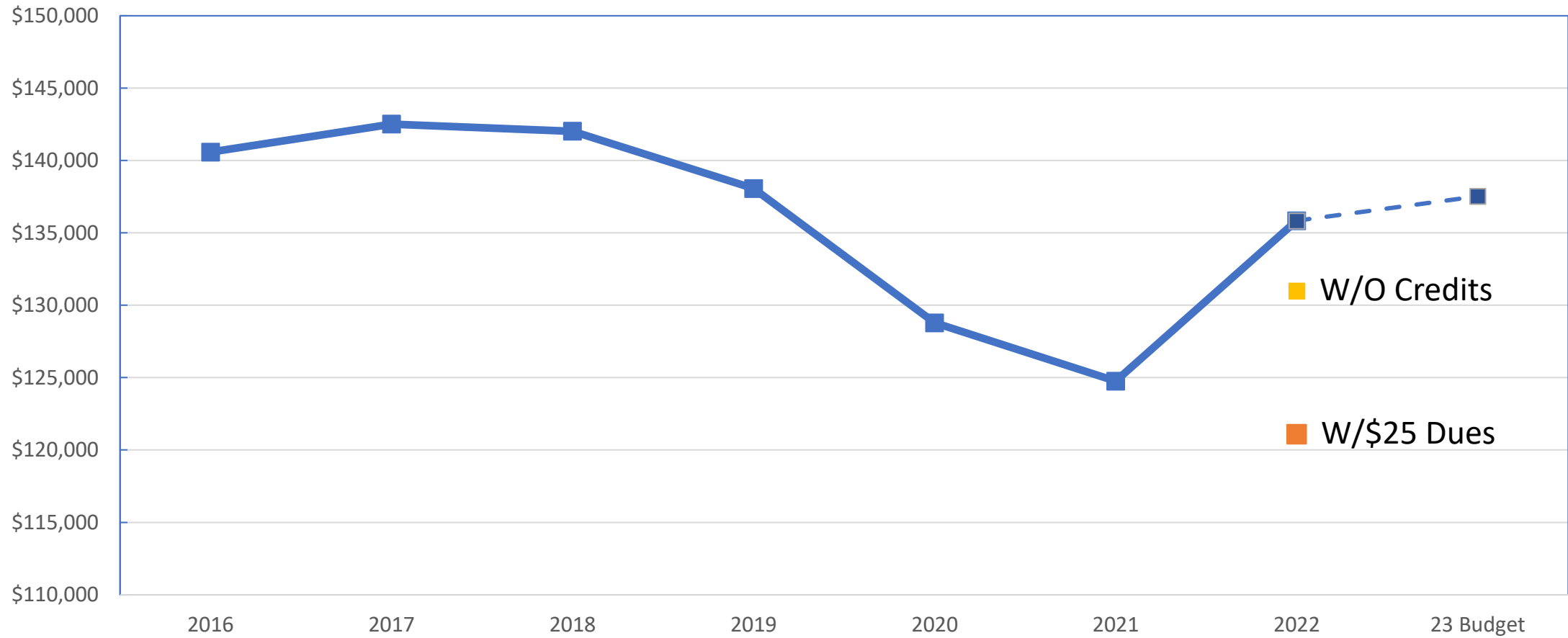
# How are your Dues Used?

2023 Budget



# BVS HOA Total Assets

(End of year)



# Architectural Control Committee Annual Meeting Report

Jacque Forrest

ACC Chairman

# ACC Committee

- Homeowners volunteer for benefit of community
  - Deed restrictions shaped the look and feel of our neighborhood
  - Differing opinions of what is acceptable.
  - Continued compliance maintains that appearance
- ACC set up in the deed restrictions to regulate what is built.
- Committee Members
  - Kay Wolking Bratton
  - Tony Brocato
  - Pamela Collier
  - Jeff Featherston
  - Vikki Jacobi
  - Jacque Forrest, Chairman



# Deed Restriction Compliance

- Prevent New Violations - Increase awareness
  - HOA Newsletters, Welcome Folders, Group emails
  - Emails to listing agents of homes for sale
  - “Deed Restrictions Enforced” signs at entries
- Proactively Enforce for Compliance
  - Review and approve plans that comply
  - Deny approval of plans to do not comply
- Reactively Enforce for Compliance
  - Violations built without approval
  - Strive to find acceptable resolution
  - Most voluntarily agree to modify or replace to comply

# 2022 ACC Activities

- 30+ Approvals
  - Additions, fences, pools, patio covers
  - Most complied as submitted
  - Some designs revised based on feedback from review
  - Several project approvals denied
- ~25 Complaints
- 30+ Inquires
- Violation resolutions
  - Sheds, bull wire fences, carport, canopy in front, etc.
  - Several still in process
- Most frequent issues
  - Minimum rear setback
  - Front facing carports
  - Outbuilding exterior materials and attachment to dwelling

# How you can help

- Share the message, especially with new neighbors
  - Submit all projects for review and approval prior to construction
- Be a good example!
- Questions? Comments?