

Boulder Ridge Homeowners' Association
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www.BoulderRidgeHOA.com

August 1, 2010

Hello Boulder Ridge Homeowner!

On July 18, the HOA Board of Directors met and voted to set the annual HOA fee for the 2010-2011 fiscal year at \$150.00. The Board spent months evaluating the need to raise the fee for the upcoming fiscal year in order to pay for projects that were planned for this past fiscal year but could not be accomplished due to financial constraints. We believe the increase in assessment will only be needed for the upcoming fiscal year and the Board should be able to reduce it in future years.

Listed below are the factors taken into consideration relating to the increase in annual assessments:

Revenue Projections

This past year's budget was based on projected revenue from 474 lots (\$47,400). Dues were only paid on 326 lots with the HOA having to file liens and litigate against owners who did not pay. Non-payment of dues is proving to be very costly for homeowners in default. Therefore, revenues for the new budget were based on 326 lots (\$48,900).

Mowing and Lawn Care

Next year, we will double the frequency of mowing from bi-weekly to weekly along with more comprehensive weed and grub control.

Pond Repairs

The south bank of the main pond is collapsing due to erosion and will need to be fixed no later than next spring.

Landscape Improvements

We plan to improve the east side of the main entrance to the subdivision (Bradley Avenue and Bluegrass Lane) and slit seed and landscape the common area around the main pond.

Professional Fees

Due to the need to pursue an extraordinary amount of unpaid assessments, the HOA incurred higher legal fees than anticipated. These fees are recouped through liens and litigation.

Reserve Account

Establish a reserve account that will help insulate the HOA from unplanned expenditures.

This year's \$150 assessment is due October 1. All HOA home and lot owners will receive an invoice by September 1.

Sincerely,

Boulder Ridge Homeowners' Association Board of Directors

BOULDER RIDGE HOMEOWNERS' ASSOCIATION
ANNUAL OPERATING BUDGET
October 1, 2010 - September 30, 2011

2010 ANNUAL ASSESSMENT \$150

REVENUES*

Assessments \$ 48,900.00

Total Revenues \$ 48,900.00

OPERATING EXPENSES

Lawn care/General Maint. \$ 16,500

Pond Maintenance \$ 7,500

South Bank Repair \$5,000

Slit Seeding \$2,500

Landscaping Improvements \$ 5,000

Water \$ 750

Irrigation Service/Repair \$ 200

P.O. Box \$ 100

Postage \$ 850

Supplies \$ 1,000

Website \$ 150

Voicemail \$ 150

Bank Charges \$ 150

Professional Fees \$ 8,000

Property & Mgmt Liability Ins \$ 1,750

Real Estate Taxes \$ 30

Total Expenses \$ 42,130

Net Operating Income \$ 6,770

Reserve Account \$ 5,000

CASH FLOW \$ 1,770

*** Assumptions:**

385 Assessable Lots

326 Lots Paid in Full in 2009 (basis for revenue calculation)