

Walnut Ridge Homeowner's Association Policy Statement – Adopted 01/2009

Budget & Assessments

The Board of Directors meets each fall to prepare the annual operating budget for the next fiscal year. Estimates are made regarding expenses for the coming year, based upon existing contractor arrangements, future estimates and current and past year's experience. The Board reviews, modifies and ultimately approves a budget for the upcoming year. A copy of the budget is posted on the homeowner's website early in the fiscal year. At the annual meeting, the prior year's budget is analyzed against actual expenses and explanations are provided for significant differences.

The Association's operating budget provides for the daily operation and maintenance of the community. This includes expenses for administration, utilities, landscape and grounds, insurance, taxes and replacement reserve funding. The replacement reserve account is used for long-term maintenance work and replacement of physical components that are the responsibility of the Association.

The Homeowner's Association budget is funded by annual assessments commonly referred to as "dues" or "maintenance fees". This is calculated by dividing the budget by the number of homes in the community. Bills or "coupons" are sent out in December by the management company representing the Homeowner's Association. The prompt payment of assessments by all homeowners is critical to the financial integrity of the community. All assessments are due and payable on the first of January. Payments postmarked after the 10th of February will be considered late and subject to the Collection Policy.