

2022 Annual Meeting Financial Report

Funds Available as of March 1, 2022

General Checking Account – \$96,860.88
Clubhouse Account - \$1289.32

Reserve Account: \$36,693.92
Reserve Money Market (MM): \$379,208.60
Total Reserve Funds Available: \$415,902.52

Operating Account: \$9,997.46
Operating Money Market (MM): \$100,697.93
Total Operating Funds Available: \$110,695.39

Savings Account: \$20.41 (required by the bank merger)

Roof Loan Balance: \$405,628.98

Below is the breakdown of Crane's Landing Condominium accounts:

- 1) The General Checking Account is the account from which we pay the majority of all our bills. This is the account our monthly condo fees are deposited into.
- 2) The Clubhouse Account has been inactive due to Covid.
- 3) The two Reserve Accounts are for future Capital Improvement projects only. They cannot be used to pay monthly expenses or transfer funds to cover the budget. Monthly, \$3,500 is transferred to our Reserve MM Account from the General Checking Account, netting \$42,000 a year. The monthly transfer is approximately 10.5% of our Annual Budget. We can continue these transfers because we are a self-managed HOA.
- 4) The Operating Accounts are used to cover any overages in the Budget or to be use for non-budgetary items. Funds are generally transferred from the General Checking Account to these funds annually when able to do so.

If you look at our Annual Budget, you'll find that our total budget this year is \$ 408,294 of which \$362,294 (85% of our Budget) are fixed expenses. Not all of the expenses listed will be incurred. If funds are not used, they will be allocated elsewhere in the budget where needed. Our biggest single expense is and will be, for the next 7 years, the repayment of our roof loans. As of March 1, 2022, we owe \$405,628.98. The original loan amounts totaled \$638,000. They are 10-year notes at 5.25% interest. As we had a large balance in our combined bank accounts, we did not require an assessment for the roofs of \$8,600 per unit. Currently, barring some major catastrophe, we do not foresee the need for a Special Assessment.

As a reminder, when we left the management company, 16 years ago, we had \$7K in the reserve. Today our reserve of over \$360K allows us to better negotiate with banks to receive the best interest rates and terms, and also has allowed us to postpone the final 3% HOA approved increase for 2 years in a row as well as avoid assessments.

For the benefit of our community, the board occasionally explores the option of hiring a management company. Our latest findings show that an increase of HOA fees of over 15% per unit, to cover their yearly fee of over \$35K, would be required.

Sincerely,
The Board

CRANE'S LANADING CONDO BUDGET - 2022	2022 Proposed
INCOME	
CONDO FEES	\$404,790.00
INTEREST INCOME	\$500.00
LATE FEES	\$
LEGAL FEES REIMBURSED	\$2,500.00
MISC. INCOME	\$1,000.00
TOTAL INCOME	\$408,790.00
EXPENSES	
CAPITAL EXPENSES	
MOLD REMEDIATION	\$20,000.00
CCU - ROOF LOAN	\$87,000.00
DOOLEY ELETRIC	\$17,500.00
POOL REPAIR	\$8,500.00
TOTAL CAPITAL EXPENSES	\$133,000.00
OPERATING EXPENSES	
ADMINISTRATIVE EXPENSES	
ACCOUNTING AND LEGAL	\$9,000.00
OFFICE SUPPLIES/COMPUTOR EXPENSES	\$500.00
PRINTING/MAILING	\$500.00
TOTAL ADMINISTRATIVE EXPENSES	\$10,000.00
INSURANCE EXPENSES	
GENERAL LIABILITY	\$43,722.00
LIAIBILITY UMBRELLA	\$4,122.00
ERRORS AND OMMISIONS	
WORKMANS COMP.	\$1,100.00
TOTAL INSURANCE EXPENSES	\$48,944.00
COMMON UTILITIES	
ELECTRIC	\$10,800.00
GAS	\$9,000.00
WATER/SEWER	\$3,000.00
TELEPHONE, CABLE AND ALARM	\$1,750.00
TOTAL COMMON UTILITIES	\$24,550.00
GENERAL OPERATING EXPENSES	
CLUBHOUSE	\$500.00
GENERAL MAINTENANCE	\$14,000.00
GUTTER MAINTENANCE	\$6,100.00
LIGHTING	\$2,000.00
PEST CONTROL	\$1,000.00
GENERAL POOL EXPENSE	\$10,000.00
MAINTENANCE SUPPLIES	\$2,500.00
MISC. EXPENSES	\$500.00
TOTAL GENERAL OPERATING EXPENSES	\$36,600.00
LANDSCAPE AND SNOW REMOVAL	
LANDSCAPE CONTRACT	\$48,000.00
LANDSCAPE EXTRAS	\$0.00
IRRIGATION	\$5,000.00
SNOW REMOVAL/ROADWAYS AND PARKING LOTS	\$60,000.00
TOTAL LANDSCAPE AND SNOW REMOVAL	\$113,000.00
FEDERAL AND STATE TAXES	\$200.00
TOTAL CAPITAL AND OPERATING EXPENSES	\$366,294.00
TRANSFER TO RESERVE FUND	\$42,000.00

TOTAL EXPENSES	\$408,294.00
TOTAL NET INCOME/LOSS FOR 2022	\$496.00

BOARD OF TRUSTEES REPORT 2021

2021 had many changes and opportunities. The Board of Trustees had two members leave the Board and two very qualified residents filled the available openings. The Board of Trustees has five actively invested Trustees in maintaining and improving Crane's Landing Condominium environment.

We have had a wonderful maintenance person, Jim Dever, for many years. Jim retired this year and we were fortunate to have Paul Whitty as our maintenance person for a brief period. Recently we employed Paul Pimentel as our maintenance person and are looking forward to a good working relationship with him. Jim Dever has agreed to work with Robert Noonan, our professional pool service person, to help with various pool duties.

After reviewing bids and meeting with contractors for Snow Plowing and Landscaping, The Board of Trustees was pleased to have contracted with Lima's Landscaping for one year to do both Snow Plowing and Landscaping. Prior to the end of the year's contracts, The Board of Trustees will review the quality of the work done and decide whether or not to renew the contracts with Lima's Landscaping. The Board of Trustees have discussed landscaping plans for the Spring, such as trimming or removing trees and bushes, planting different plants, renovating the snow parking field with crushed stone/asphalt, placing mulch vs. stone in front of condos, etc. with Lima's Landscaping.

Per the City of Taunton Board of Health, the pool must be drained, power washed, painted and refilled with clean water to pass inspection for reopening. The cost of only filling with clean water, 5 years ago, was \$1,200.00. We have budgeted \$5,000.00 for this project.

The clubhouse remediation, as a result of mold issues, quotes are \$15,000.00 to \$18,000.00 plus additional costs for replacing the carpeting and furniture. This will be done as soon as possible depending on the contractors schedule. Also, the clubhouse air conditioners will be inspected and repaired or replaced as necessary.

The repair and replacement of all of the lighting was completed for the inner circle condominiums by Tim Dooley, licensed electrician, with the help of Lima's Landscaping for a cost of \$8,000.00. Tim Dooley has begun to repair the outer circle lighting.

The Crane's Landing Condominium Trust Blanket Insurance Policy was renewed with increased coverage to cover the real estate value increase of the condominium units and replacement construction costs at a total annual premium of \$48,000.00.

Even though the monthly expenses for Crane's Landing Condominium Trust have continually increased over the last 2 years, as well as this year, The Board of Trustees decided to not enforce the 3% HOA fee increase this year. Because the 3% HOA fee increase will not have been enforced for a total of 3 years and because we do not want our reserve accounts to decrease any further, January 1, 2023, a 3% HOA fee increase will imposed. We are very fortunate that we were able to cover all Crane's Landing Condominium Trust expenses without the HOA fee increase or any assessments thus far.

Some residents have brought up the possibility of having an outside Management Company manage Crane's Landing Condominium Trust in lieu of the Board of Trustees. The Board of Trustees spoke with five Condominium Management Companies, as well as talking with other local HOAs, and decided that having an outside Management Company is not a good option at this time. Also, the average cost for an outside Management Company is \$36,000.00 per year which would be a \$35.00 monthly HOA fee increase. At present, all of the Trustees are residents who take pride in this community and are invested in its future value and well-being, by looking for the best price for the highest quality of work necessary to maintain the value of our community.

We want to thank all of you for working with us in maintaining and taking pride in the appearance and value of Crane's Landing Condominium community. If you have any questions or concerns please contact us at Condotrust1@yahoo.com.

Crane's Landing Condominium Trust
Board of Trustees