



TOWN HALL MEETING

GATHERING RESIDENTS TO DISCUSS COMMUNITY UPDATES

TOWN HALL OVERVIEW



WELCOME & INTRODUCTION

Community Engagement

The meeting encourages transparent dialogue and open communication among residents about community dues changes.

Meeting Agenda

The agenda covers financial overview, rationale for dues increase, community comparisons, proposed changes, Q&A, and next steps.

Resident Participation

Resident feedback and participation are valued to ensure all voices are considered before decisions are finalized.



AGENDA

Financial Overview

The meeting starts with a financial overview, community budget, and expenditures.

Reasons for Increase (Proactive instead of reactive)

Discussing rising costs and infrastructure needs as the main reasons behind the proposed dues increase.

Community Comparison

Providing context by comparing dues and budgets with similar communities for benchmarking purposes.

Discussion and Next Steps

Concluding with Q&A, open discussion, and outlining voting process and implementation timeline.

FINANCIAL OVERVIEW

CURRENT DUES & BUDGET OVERVIEW

Annual Dues Contribution

Each household in the Lost Bridge community contributes annual dues, supporting community services and upkeep.

2025 revenue \$123 per undeveloped and developed lots

2025 expense \$181 per undeveloped and developed lots

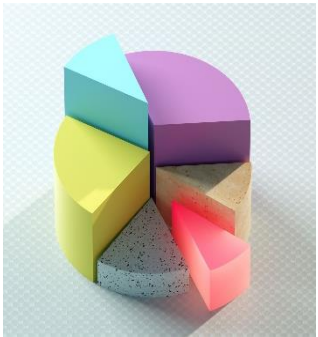
2025 difference \$58 per undeveloped and developed lots



Budget Categories

Repairs & Maintenance - Tools & equipment, Contractor expense, and Fuel – 65% of total budget

Administration – Office supplies, Operation supplies, Utilities, Accounting & Legal, Insurance, Tax and Payroll – 35% of total budget



Reserve Fund Importance

The reserve fund ensures financial stability by addressing unexpected expenses and future needs.

Suggested to have 50% - 100% of operating expense for the year.

Current Operating Expense \$325,000

Current Reserve Fund \$212,000 or 65% of current operating Expense - By year end we will have \$102,000 or 32%



CHALLENGES & SHORTFALLS

Rising Maintenance Costs

Inflation, increased service demands, aging equipment, and deferred maintenance have significantly raised.

Aging Infrastructure

Village Hall, Clubhouse and Pool are aging, requiring more frequent repairs and upgrades to ensure safety and usability.

Reserve Fund Shortfall

Reserve fund is below recommended levels, limiting emergency responses and future capital improvements.



WHAT HAPPENS IF WE DON'T INCREASE?

Reduced Maintenance Services

Without the dues increase, maintenance frequency may decline, reducing common area appearance and functionality.

Delayed Infrastructure Repairs

Postponed repairs worsen wear and tear, leading to higher future costs and deteriorating infrastructure.

Inadequate Reserve Fund

Insufficient funds leave the community vulnerable to emergencies and unexpected expenses.

Risk of Special Assessments

Failure to increase dues may force special assessments, creating financial burdens for residents.

Bring Down Membership Experience

Lowers property values and decreases the enjoyment of our community



COMMUNITY BENCHMARKING

COMPARISON TO SIMILAR COMMUNITIES

COMMUNITY	ANNUAL DUES	AMENITIES
Lost Bridge Village	\$112 - \$160 (\$123 avg per member)	Pool, Rec, Tennis, Airstrip, Village Hall
Holiday Island	\$513 – \$1091 (~\$802 avg per member)	Trash service, Security, Rentable Amenities
Fairfield Bay	\$576 - \$720 (~\$648 avg per member)	Pools, Mini Golf Bowling, Tennis Trails, Events
Otter Creek	\$575	Security, Pool, Trash Service

KEY TAKEAWAYS

- In 2024, 41% of homes listed for sale on Realtor.com® had some kind of HOA fee, up from 39% the prior year, according to a new report from the Realtor.com economic research team.
- The median HOA fee also rose 14% last year, to \$125 per month, up from \$110 in 2023, the report found.
- Most HOAs in NWA (especially Bentonville & Fayetteville): Expect \$200–\$400/month.
- Small towns: Lower fees, often \$50–\$150/month.
- Amenity-rich or luxury communities: Can reach \$400–\$850/month.
- POA-managed areas like Bella Vista: Typically, higher than average due to extensive shared amenities.

PROPOSAL DETAILS

PROPOSED INCREASE

Annual Dues Increase

The board proposes an annual dues increase for developed lots and underdeveloped effective from January 2026 to support community needs.

Allocation of Additional Funds

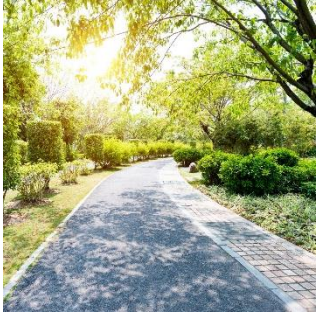
Extra funds will strengthen the reserve fund and cover rising maintenance expenses to maintain facilities.

Long-term Financial Security

The increase prevents large special assessments, promoting financial stability and preserving property values.



COMMUNITY BENEFITS



Enhanced Neighborhood Appearance

Improved landscaping and upkeep of common areas will boost the community's visual appeal and livability.



Financial Security Preparedness

Maintaining proper reserve funds ensures financial readiness for emergencies and future needs.



Preserving Amenities Access

Dues increase helps sustain amenities without reducing membership experience.

RESIDENT ENGAGEMENT



WE WANT YOUR FEEDBACK

Importance of Resident Feedback

Resident input is essential to ensure decisions reflect community needs and priorities. It strengthens the decision-making process.

Encouraging Open Discussion

Open dialogue during the town hall encourages sharing questions, concerns, and suggestions freely among residents.

Collaborative Future Planning

Community collaboration helps shape the development of Lost Bridge by considering all resident input before proposals are finalized.

NEXT STEPS

NEXT STEPS

Community Voting Options

Residents can vote online, by mail, or in person to accommodate different preferences and increase participation.

Transparent Decision Process

The final decision and implementation timeline will be shared openly to ensure transparency and community trust.

Encouraging Participation

Residents are encouraged to participate actively and stay informed via official communication channels.



CLOSING



THANK YOU

Community Appreciation

Express gratitude to attendees for their engagement and feedback supporting neighborhood success.

Contact Information

Encourage residents to reach out via email, phone, or website for questions and additional input.

Ongoing Engagement

Motivate residents to stay informed and actively participate to build a connected community.