

Date: September 17, 2024
 To: Lely Civic Association Board of Directors
 From: John Clifford, Treasurer
 Re: September 2024 Treasurer’s Report

This is the September 2024 Treasurer’s report, reflecting our status as of the end of August 2024. I received the August financial information from Anchor a few minutes before today’s (September) board meeting and will need to follow up with Anchor on some issues later this week. **NOTE: The table below has been corrected to accurately reflect account balances and calculated numbers in each account for each month and may differ from previous monthly reports.**

Current Balances and Monthly Changes

Month	Checking	Savings	Total	\$ Change	\$ Change2	\$ Cumulative Change	% Cumulative Change
Feb-24	\$ 64,703.22	\$ 10,695.66	\$ 75,398.88	--	--	--	--
Mar-24	\$ 69,151.01	\$ 10,700.19	\$ 79,851.20	\$ 4,452.32	5.6%	\$ 4,452.32	5.9%
Apr-24	\$ 68,571.82	\$ 10,704.57	\$ 79,276.39	\$ (574.81)	-0.7%	\$ 3,877.51	5.1%
May-24	\$ 69,834.58	\$ 10,709.10	\$ 80,543.68	\$ 1,267.29	1.6%	\$ 5,144.80	6.8%
Jun-24	\$ 68,505.37	\$ 10,713.48	\$ 79,218.85	\$ (1,324.83)	-1.7%	\$ 3,819.97	5.1%
Jul-24	\$ 67,599.08	\$ 10,718.01	\$ 78,317.09	\$ (901.76)	-1.2%	\$ 2,918.21	3.9%
Aug-24	\$ 50,054.75	\$ 10,722.54	\$ 60,777.29	\$ (17,539.80)	-28.9%	\$ (14,621.59)	-19.4%

The LCA remains financially sound, with dues trickling in (\$1,100 in the month of August). Our total expenses were significantly higher than budget due to maintenance expenses and specifically the flood control pump infrastructure repairs (and the bill). Our operational expenses are about \$1,000 over budget for the year due to expected variances in month-to-month spending and we should track to our budget. We’re doing well on controlling the expenses we can, such as office expenses, legal expenses and documentation revisions, and keeping them below the projected budget, but the pump was an unexpected wild card. We continue to generate a very small amount of interest income from our savings.

Dues and Fines

We are owed \$6,695 in dues and an additional \$2,100 in unpaid fines as of July 30 across 55 members (a decrease from 64 members, \$7,495 in delinquent dues, and \$2,200 in delinquent fines from last month), or around 12% of our members, with 6 members remaining in arrears for 2 or more years (no decrease from last month) and thus 49 members (just over 10%) who are delinquent for 2024 dues only. We’ve sent out three dues reminders since June 1 and will remind delinquent dues owner again in mid-September (Anchor ‘duns’ delinquent HOA members on a monthly basis). Our rate of collection of delinquent dues has decreased significantly; it may be that these “ten-percenters” who haven’t paid despite repeated reminders are out of town, somehow not getting these reminders, or are unsure/unwilling/unable to pay their dues at this time. I will check with Anchor to determine the status of any accounts that have been sent to collections and will update the Board in next month’s Treasurer Report.

I'll repeat my call for assistance from the rest of the Board to remind people of their HOA dues obligations. I've sent an updated delinquent list to all Board members; let me ask you to update the unit/section information in the list I sent you last month by crossing out the people who no longer exist on this list, and knocking on doors to kindly remind people of their delinquent dues status. It may be that these notices are somehow not getting delivered. Again, for HOA members, if you are not sure if you are current on your dues feel free to reach out to me, your unit representatives, or Anchor Associates. I will be glad to let you know your status. I'm sure most of the delinquent homeowners likely aren't aware of being overdue. Please, if you aren't sure if you paid your dues this year, check with me to make sure you aren't delinquent!

To summarize this section, we are a small HOA with very low annual dues, and thus do not run a significant surplus. Thus, it is very important that our members pay their dues on time.

Potential Areas for Concern

The bill for flood pump control infrastructure repairs came in this month, and it is substantial... \$15,265.35. From discussions during the September Board meeting, there is a question as to what percentage of this amount spent on repairs was due to damage caused by the Hibiscus Golf Course remodel, and what was due to other issues. I have not yet received any invoices from Bay Electric and so cannot perform an analysis and calculate the percentages. Nevertheless, our HOA shares equal responsibility for these expenses and will have to collect the sums for the appropriate damages from Hibiscus Golf Course... hopefully this will be straightforward due to willing cooperation from them. Because we've paid the bill out of our operating funds, we will have to seek reimbursement from Hibiscus and from our neighbors via the Lely Country Club HOA. It's imperative that we do so quickly, since this substantial unplanned expense has eaten the majority of our reserve funds in our operating account, and we would have to deplete almost all of our reserves if another unexpected expense of similar size occurs.

The Board's officers (the Executive Committee) did take steps to notify the Lely Country Club HOA about the flood control pump issues, and to remind its members about the importance of not tampering with any flood control pump infrastructure. I know that our president, Laura Mann, has also been in contact with Hibiscus Golf Course and with her counterpart on the Lely Country Club HOA Board concerning financial responsibility for repairs and cautioning people against tampering. I will continue to watch this issue and work with the other officers on the Board's Executive Committee.

Respectfully submitted,

John Clifford
LCA HOA Treasurer