

Date: November 19, 2024
 To: Lely Civic Association Board of Directors
 From: John Clifford, Treasurer
 Re: November 2024 Treasurer’s Report

This is the November 2024 Treasurer’s report, reflecting our status as of the end of October 2024.

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%
Sep-24	\$ 48,137.67	\$ 10,726.61	\$ 58,864.28	\$ (1,913.01)	-3.2%	\$ (16,534.60)	-21.9%
Oct-24	\$ 53,393.89	\$ 10,741.27	\$ 64,135.16	\$ 5,270.88	8.2%	\$ (11,263.72)	-14.9%

The LCA remains financially sound. Although prepaid dues for next year are starting to trickle in, we still have outstanding dues/assessments totaling \$5,495, and outstanding fees totaling \$2,100. You’ll notice that we actually had an increase in our operating account balance, thanks to the \$7,600+ reimbursement from Lely Country Club POA for their half of the pump repairs!

We are back on track as far as our spending versus budget for the year, with a savings of \$413.52 for October, and under budget by \$241.45 for the year to date. Our ‘Office Expenses’ (expenses charged to us by Anchor) to date have exceeded our yearly budgeted allotment... I have reached out to Anchor to understand why... but we are still tracking to our anticipated budget absent any unforeseen expenses. I again remind the Board to be mindful of incurring unnecessary expenses.

As per the Board’s concurrence, we have moved \$20,000 from our operating account to a 4-month CD at 4.06% APR. Our contingency account, now earning 2.75% APR since early October, is also generating additional passive income. Between the CD and our higher interest rate on our contingency funds, I expect us to generate around \$80 per month on interest, up from just \$5 per month.

I requested a draft budget be prepared by Anchor immediately after the October board meeting, to be ready by November’s board meeting. Despite repeatedly reminding Anchor, I have not received the draft budget as of this time. I’m hoping to get the draft before tonight’s meeting.

Dues and Fines

We are owed \$5,195 in dues and an additional \$2,100 in unpaid fines as of October 30 across 40 members (a decrease from 55 members, \$6,595 in delinquent dues, and \$2,100 in delinquent fines from last month), or around 9% of our members, with 5 members remaining in arrears for 2 or more years (down 1 from last month) and thus 35 members (7.5%) who are delinquent for 2024 dues only. This sum represents almost 18% of our annual budget. I instructed Anchor to submit all due balances of \$200 and over to collections (5 accounts totalling \$3,500); Anchor has sent all 5 past due accounts to collections after sending each account a 30-day demand letter as required by law. I'll repeat my call for assistance from the rest of the Board to remind people of their HOA dues obligations. Once 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

As I reported last month, we are in good financial condition and can withstand a couple of major unexpected expenses equivalent to the recent pump issues. The long-term economic trends indicate that in the next several years we will start to see expenses begin to exceed our income from dues. I plan to discuss this with the Executive Committee and within the next couple of months sketch out a high level strategy to prepare the HOA to deal with this.

Respectfully submitted,

John Clifford
LCA HOA Treasurer