

**Minutes of the Finance Committee
November 12, 2024**

Meeting was called to order at 10:35am. Adjourned at: 12:00pm.

Present:

Chuck Arndt
Howard Seiter
David Roland
Robert Snyder
Ralph Wallwork
Cheryl Stoner

Chuck provided an overview of Reserves and answered questions about Special Use fees of .015% charged to new buyers that goes directly into the Reserve funds.

We discussed the Planning Committee which is meeting on Nov. 13th and Robert Snyder volunteered to be present at their meeting to give them our projection on needed expenses from Reserves for 2025 and 2026.

First Service Residential (FSR) was discussed regarding getting monthly financials reports from them. And we discussed and questioned the mechanics of how FSR would pay the bills when due.

We further discussed seeking FSR's opinion on our investments and how to grow that fund. The Board is still ultimately responsible for determining investments.

A recap for expenditures from Reserves for 2024:

Cash	\$1,031,500.00
Investments	<u>\$1,333,354.00</u>
TOTAL	\$2,364,854.00
As of Oct. 31,24.	\$1,995,000.00
Variance	\$. 369,854.00

This shows the money spent from Reserves as of Oct. 31,2024
We are actually now around \$430,000 spent from Reserves.

Deposits to the Reserve so far in 2024 approx. \$64,545.00

We are expecting a report from GoGreen Landscaping on costs for plantings on Desert Willow.

Looking to 2026, if we are limited to 5% over \$98/qtr. or \$102/qtr. then

3680 memberships x \$102/qtr =	\$1,501,440.00
Operating expenses average \$123k/mo	\$1,476,000.00

This will leave TRCA with a surplus of \$25,000 for Reserves plus a projection of \$110,700 in Deposits to Reserves from house sales. So a total of about \$135,700 into Reserves. Since we are planning on spending about \$315,000, it is pretty clear that \$102/qtr is not enough to allow TRCA to make the improvements it needs.