

TREASURER'S REPORT

As of the end of March 2009, our balance sheet shows the HOA has \$391,745 in assets, \$311,000 in liabilities, and \$80,744 in capital. Our cash flow statement shows income (on an accrual basis) is on target with our budget, and year-to-date expenses through March are actually a little lower than projected for this period. Some expenses (like snow removal) haven't been as high as projected, and other potential expenses (like sprinkler repair or painting) will probably come later in the year.

One financial area that causes concern for the Board of Directors is the number of units that are behind on paying their monthly HOA "assessments" (dues). You can see in the attached 2009 annual budget what the dues are used to pay for and how much is budgeted for each area this year. In March, we had 61 units out of 255 (that's almost 24%!) that had some amount past due, with total receivables of \$51,611. Some past-due amounts were small and may be in arrears just because of the timing of making the payment. Other amounts were significant, and in compliance with our legal governing documents, the Board has had to start collection action on many of these accounts. Please remember that *each owner is personally obligated to pay the monthly assessment*, which is due on the 1st of each month (see Article IV, Section 1 of the Declaration, the governing legal document for Victoria Village).

The Board realizes that some Victoria Village owners may be having hard times financially, which affects all aspects of life and not just HOA dues. We're looking into developing a plan that would allow owners to catch up on HOA dues and avoid collection action. An article in the March 2009 issue of *Reader's Digest* ("A Mortgage You *Can* Pay," p. 140) suggests that people who are behind on mortgage payments may want to contact a certified credit counselor for help in evaluating their income and expenses and possibly restructuring some debts. The article mentions the National Foundation for Credit Counseling (www.nfcc.org) as a source that provides free credit counseling services (the article reports that the agencies listed on the NFCC site can provide free services because they are funded by grants). The article warns people to be suspicious of any counselor charging an upfront fee for advice. The Board is not recommending or endorsing this service; we're simply mentioning this as a resource for owners to explore at their own discretion.

Sydne Ebel, Treasurer