



1. Refund to Owners

Refund excess end-of-year funds to owners. This can be in the form of a check or a credit to their lot account (the latter preferable because the issue of checks would require additional costs). A refund in the form of a credit would allow us to raise the assessment but not the payment; i.e., a painless assessment increase that prepares owners for future assessment increases. This is a level-of-effort option because the board decides the amount of the refund.

Yes - No

Level of Effort

2. Defer Assessment Increase

Use excess end-of-year funds to pay a portion of the next-year's budget to prevent increasing the next-year's assessment, or to raise it by a lower amount. This a level-of-effort option because the board can decide to cover all, part, or none of the next-year's assessment increase.

Yes - No

Level of Effort

3. Decrease Annual Assessment

Use excess end-of-year funds to pay a portion of next-years expenses, requiring less income via the annual assessment. The decrease would likely be followed by an increase in future years. This is a level-of-effort option because the board can decide the amount of the decrease.

Yes - No

Level of Effort

4. Buy Down Future Costs

Use excess end-of-year funds to pay future costs in advance. This option may save dollars overall by buying before prices inflate. This option may allow us to enjoy the benefits of an expenditure earlier. This is a level-of-effort option because the board decides the amount to spend and items items to purchase in advance.

Yes - No

Level of Effort

5. Fund Special Items

Use excess end-of-year funds to pay for items that would likely not be included within the usual budget, or have not been included in previous budgets. This is a level-of-effort option because the board decides the amount to use, or the items to buy.

Yes - No

Level of Effort

6. Increase Reserve Fund

Transfer excess end-of-year funds to the reserve account. The increase needs to be reported; and if the increase in funds entail a change in the purposes for the reserve fund, that, too, needs to be reported. This is a level-of-effort option because the board can decide the amount to transfer.

Yes - No

Level of Effort

7. Let it Ride

Do nothing. Leave excess end-of-year funds in the association's checking account. This is a level-of-effort option because the board can decide the amount to leave in the checking account. This option occurs by default.

Yes - No

Level of Effort



Cash Flow: 2018 to Present

