

2025 WECHA Treasurer Report

As the treasurer of WECHA, it is my responsibility to ensure transparency and promote engagement from community members by providing them with a clear and comprehensive overview of the association's financial health and activities over the past year. This will help community members have a thorough understanding of the association's financial status and future directions.

Here is an Annual Financial Overview:

- **Budget vs. Actual Analysis**

Looking back at 2024 [see 2024 budget]

- Overview of income received (e.g., dues, fees).
- Overview of expenses incurred (e.g., maintenance, services, capital improvements).

Notes:

- Landscaping continues to be the largest line-item expense of the association.
- The association benefits from the income generated from move-in and move-out fees, late fees, and interest charges. The board believes that this revenue stream will help maintain our fiscal strength. In 2024, there were only **two** move-ins and move-outs. On average, WECHA experiences five move-outs per year, and our revenue budget is based on that average.

- **Reserve Fund Status**

A few years ago, the board decided to aim for a benchmark of collecting three years' worth of annual dues as cash on hand, which would be **\$64,260**. This decision was made based on industry standards and best practices. I am happy to report that we have achieved this goal and currently have **\$67,509** as cash on hand.

As the treasurer, I proposed that we establish an investment account with a high-interest yield rather than continuing to hold our cash in an account with little or no interest. The board approved the opening of a 6-month account with Bell Bank.

Year-to-date interest is **\$1,531.85**. This approach will continue to maximize the return on our association's reserves.

- **Challenges and Solutions**

- Unpaid or past due annual dues continue to present a financial challenge to the association. The association has a low number of aging liabilities, which is a positive sign for our healthy membership. Although there are still some persistent offenders, we are hopeful that their balances will be paid off sooner rather than later. As of April 1, out of 153 households, 16 are behind on their dues, with a total amount of **\$2,906.20** owed. According to our board policy, we legally pursue chronic offenders who have three years of unpaid dues.

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- **Future Financial Planning**

Looking ahead to 2025

- After several years of rebuilding our financial health, we now enjoy a good financial position, allowing us to invest in common area beautification. Landscape projects are budgeted at \$19,000. This will be the primary focus of the board for 2025.
- The board approved a \$10 increase for the annual dues starting this year in 2025. The annual dues will be \$150 annually. Invoices will be mailed to residents in June. If you have registered an ACH payment schedule, your fee will be collected on June 16.

- **Questions and Answers**

Conclusion: The association's financial management is responsible and well-managed. The board is making sound financial decisions and utilizing the association's funds effectively. Moreover, the association has established great working relationships with its vendors and has a history of being cooperative and paying its bills promptly.

Prepared on May 18, 2025, by Jon Speich, Treasurer, on behalf of the WECHA board of directors