

Business Plan & Budget for 2022-23

Name of Association or Society:	Three Brooks Home Owners Association
Registry of Joint Stock Companies ID#:	2296910

	Primary Signing Authority	Secondary Signing Authority
Name & Title:	Karla WAMBOLDT	Robert ASHBY
Phone number:		
Mailing Address:		

Business Plan & Budget approved at Annual General Meeting held on:	23 MAR 2022
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Mission and Description of Services Provided

(including who the services are provided to)

<p>PRIVATE To continue to maintain and improve our private roads with in our community. To continue to maintain and improve our common areas, and community spirit.</p> <p>COMMON These are all benefit provided to all members of the Three Brooks Home Owner's Association.</p>

Accomplishments

(What has your organization accomplished in the past year?)

<p>PRIVATE In 2021 – 2022, we continued to maintain our private roads, snow removal, sanding, grading, to keep them in good condition, so that we can maintain access, and to enable our garbage, and school bus services.</p> <p>COMMON In 2021 – 2022, for the common areas, in 2021-2022 we continued to improve our trails, by removing any decaying old infrastructure, and created 2 new bridges in our path system, social was very limited due to covid, our social did construct a community library.</p> <p>For social aspect we also had a drive by Santa for the children in the community, all at a distance.</p>
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Goals

(What does your organization plan to accomplish between April 1, 2022 and March 31, 2023)

1.	Continue to maintain all aspects of the private roads to keep them in good condition
2.	To continue to remove old infrastructure from our trails, and create new where required
3.	To continue to improve our trail system
4.	To host at least 2 social events for the community
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10.	

Area Rate Information

Purpose of Area Rate:	<p>PRIVATE To maintain our private roads to keep them in good condition.</p> <p>COMMON To maintain and continue to improve our trails, and to keep community spirit strong.</p>
Will the Purpose or Amount of the Area Rate change in 2022/23?	<p>PRIVATE Rate increases slightly due to higher costs for plowing, sanding, grading, etc.</p> <p>COMMON NO will remain at the same rate</p>
If so, how and why has it changed, and have the majority of homeowners voted to approve the change?	<p>PRIVATE Increase by \$50 per lot, for anticipated higher cost to maintain (fuel). 98 lots agreed with the increase, 1 no vote to the increase.</p> <p>COMMON No change in dues, 159 lots agreed with keeping the rate the same, 1 lot owner wanted to increase the dues.</p>
Amount of Area Rate for 2022/23:	<p>PRIVATE \$500 per lot</p> <p>COMMON \$60 per lot</p>

Area subject to Area Rate:	PRIVATE – all lots that are on the private road (99 lots) COMMON – all lots under Three Brooks Home Owners Association (160 lots)
Year Area Rate to Expire (if applicable):	Apr 1, 2022 to Mar 31, 2022
Do you anticipate a surplus or a deficit at the end of this year (2021/22)? How much?	PRIVATE – anticipate a breakeven COMMON – anticipate a breakeven
If a surplus exists at the end of the fiscal year, how is it to be applied?	PRIVATE – if there is a surplus at the end of the year it will be taken into account to reduce the 2023 – 2024 dues, or may go to improvements, depending on the community vote. We are running on a deficit for our budget as we have surplus from prior years. COMMON – if there is a surplus it will be put to the community what to do with the surplus, to reduce the 2023-2024 dues, purchase equipment, social, or donation.

Revenue Budget

Description of Revenue Source PRIVATE	Amount (\$)
Area Rate Revenue to be collected from Property Tax bills:	49500
Total Revenues (must equal total expenditures):	\$

Expenditure Budget

Description of Planned Expenditures	Amount (\$)
Accounting	400
Dust Control	4500
Grading	15000
Gravel	7400
Road Management Fee	2700
Plowing	11000

Contingency	20000
Brush Cutting	2000
Signage	500
Soft Spot Repair & Ditching	4000
Sanding	12000
Total Planned Expenditures (must equal total revenues):	\$79500

Revenue Budget

Description of Revenue Source COMMON	Amount (\$)
Area Rate Revenue to be collected from Property Tax bills:	
Total Revenues (must equal total expenditures):	9600\$

Expenditure Budget

Description of Planned Expenditures	Amount (\$)
Accounting	100
Bank Fees	100
Office	350
Recreation / Paths / Playground	5400
Insurance Land & Directors	2500
Land Taxes	450
Social	700
Total Planned Expenditures (must equal total revenues):	\$9600