

Vintage on the Bluffs HOA Financial Update

In an effort to keep HOA Members informed and updated regarding our current Vintage on the Bluffs HOA financial position we would like to outline and address the following items: fiscal goals and budget of our Community, progress we have seen year to date concerning our financial position, and areas of concern needing to be addressed going forward. It is our hope that in addressing these items, we as HOA Members will become better aware of the financial responsibilities we have as a Community and gain a better understanding of the needs we will have to address in the future. As always, comments, questions, and concerns are welcome.

Our fiscal goals are to run a balanced budget, increase efforts in management of costs, and add emphasis to the importance of collections of dues and fees.

Below is a table of our 2009 Budget broken down into our \$152 monthly HOA dues;

Operating Expense	Monthly Amount of \$152 HOA Due	Monthly Percentage of \$152 HOA Due
Water	\$ 31.47	20.70%
Landscaping/Snow Removal	\$ 21.74	14.30%
Savings/Reserve Account	\$ 20.35	13.39%
Sewer	\$ 20.11	13.23%
Trash Disposal	\$ 12.44	8.18%
Insurance	\$ 9.08	5.97%
Amount to Cover Unpaid Dues of Others	\$ 8.33	5.48%
Advantage Management Fees	\$ 8.00	5.26%
General Maintenance & Repairs	\$ 6.79	4.47%
Electricity	\$ 2.71	1.78%
Telephone for Fire Alarms	\$ 2.32	1.52%
Pool Operation & Management	\$ 1.80	1.18%
Gas for Clubhouse & Pool	\$ 1.53	1.00%
Fire Alarm Monitoring	\$ 1.09	.72%
General & Administrative Costs	\$.96	.63%
Pool Supplies/County Permit	\$.77	.51%
Janitorial Services	\$.54	.36%
Pest Control	\$.46	.30%
Fitness Equipment Repair	\$.45	.30%
Roof Repairs	\$.45	.30%
Pool Repairs	\$.34	.22%
Street Light Repairs	\$.27	.18%
Total	152.00	100%

As is evidenced in the table above, each month we have a percentage of unpaid dues and fees. Each of us subsidize or "cover" this cost of unpaid dues of others. Barry Wilkins at Advantage Management has been working on reducing the balance of unpaid funds in our Community. We

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are extremely pleased with the amount of collections and work Barry and our attorneys have done to date and will continue to work with them for improvement in this area. We as a Board feel these unpaid dues and fees are another major concern and are focused on the collection of these funds.

Areas of emphasis this year have included the following: landscaping and snow removal costs for 2009 have been reduced approximately 20% compared to 2008 costs, research and meetings with Bluffdale City Staff have been held in an effort to cut costs and water consumption within the Community, and a careful review of each HOA bill and HOA contract for service has been a main concern of the Board.

In accordance with feedback we have received from HOA members, we are in the process of discussing the possibility of allocating more funds to Landscaping and Snow Removal for the year 2010. This possible increase in landscaping expenditures would be reflected beginning in the spring of 2010 with the proposed money going to new shrubs, plants, and general beautification of the Community.

We also feel that great progress has been made in regards to the balance of our Reserve Account and want to thank members of our former HOA board for their vision concerning this matter. We are no longer living “month to month” or “paycheck to paycheck” as a Community and are now able to set aside a small amount of money each month into our Reserve Account. However, we still are not able to set aside the full amount of monthly funds recommended to us by our Reserve Study. This study recommends that we set aside a **minimum** of \$9,300/month to our Savings/Reserve Account (currently we have budgeted \$3,745/month going to this account). The recommended monthly reserve contribution is \$10,450, with the minimum recommended level we are falling short by \$5,555/month (assuming our expenses stay the same) and with the recommended monthly amount we fall short by \$6,705/month.

We would like to encourage all HOA members to visit our website www.vintageonthebluffs.com and carefully read the Vintage Reserve Study link found in the "Community Information" tab to gain a better understanding of what our future costs will be. Some of these costs include: roof replacements, concrete replacement, asphalt replacement, exterior building paint, clubhouse/pool upkeep, etc. We as a Board are committed to making sure this recommended monthly savings is at a level that will allow our Community to meet its future financial needs.