

Whittier Community Association
c/o Vanguard Management Associates, Inc.
P.O. Box 39 • Germantown, Maryland 20875-0039
(301) 540-8600 x3053 • info@vanguardmgt.com

November 2022

Dear Whittier Homeowner,

The Board of Directors for the Whittier Community Association has approved an operating budget for the fiscal year beginning January 1, 2023. The assessments for 2023 will be as follows:

	General	Neighborhood	Total
Condominium Homes	\$372.00	N/A	\$372.00
Single Family Homes	\$372.00	\$21.00	\$393.00
Townhomes	\$372.00	\$271.00	\$643.00

IMPORTANT INFORMATION REGARDING YOUR ASSESSMENT PAYMENT

To assist you in making your 2023 annual payment(s), condominium and single-family unit owners will receive a coupon for payment due February 1, 2023, and townhouse unit owners will receive two coupons, one due February 1, 2023 and a second coupon for payment due on March 1, 2023. You are reminded that the assessment payments are **due no later than the date shown on each coupon**. Your payment will be considered late if not **received** by the due date. **All accounts will be charged a late fee of ten percent (10%) of the assessment amount if payment is not received within 30 days of the due date.** Owners may also print copies of their coupon directly from the homeowner portal at <https://portal.vanguardmgt.com> under the "BILLING" menu.

- ❖ **To pay online** with your community association bank, Alliance Association Bank (AAB), log in to your homeowner portal at <https://portal.vanguardmgt.com> and click on "Make a Payment". Homeowners who have not yet set up access to their portal should email info@vanguardmgt.com today to request their registration information.
- ❖ **To pay with your bank's online bill pay service**, please make any necessary updates to the mailing address, account number and amount prior to making payment.
- ❖ **To pay by mail**, follow the instructions on your payment coupon and:
 - Mail your payments to: **P.O. BOX 93687, Las Vegas, NV 89193-3687**
 - Make checks payable to "Whittier Community Association" and reference your account number on the check.
- ❖ Payments should not be mailed, or hand delivered, to the Vanguard Management office. Checks received in the office will be "Returned to Sender."

Contact Us!



We are Here to Help!

BY PHONE: 301-540-8600

Account Inquires: Cindy DeMarco ext. 3303
Community Manager: Nancy Keen ext. 3306

HOMEOWNER PORTAL: <https://portal.vanguardmgt.com>

IN WRITING:

Whittier Community Association
c/o Vanguard Management Associates, Inc.
P.O. Box 39
Germantown, Maryland 20875-0039

EMAIL: info@vanguardmgt.com

Please check the homeowner portal and the Whittier Association website regularly for community news and updates. The 2023 approved budget and the 2023 Board meeting dates will be posted on both the portal and the website at www.whittieronline.org.

For the Board of Directors,
WHITTIER COMMUNITY

Nancy Keen

Nancy Keen CMCA® AMS®
Community Manager
nkeen@vanguardmgt.com

WHITTIER COMMUNITY ASSOCIATION, INC.
 2023 OPERATING BUDGET
 JANUARY 1, 2023 through DECEMBER 31, 2023
 GENERAL ASSOCIATION (All Homes) BUDGET SUMMARY

Annual Assessment: \$372.00 3.3% Increase over 2022

2023	2022	\$
TOTAL:	Total	Change

INCOME:

Residential Assessments:	\$591,480.00	\$572,400.00	\$19,080.00
Lakefront Center Assessment	\$1,872.98	\$1,800.94	\$72.04
Late Fee Income	\$10,000.00	\$10,000.00	\$0.00
Outside Pool Memberships	\$26,950.00	\$26,950.00	\$0.00
Misc. Income - Pool Passes	\$0.00	\$0.00	\$0.00
Misc. Income - Newsletter	\$300.00	\$300.00	\$0.00
Interest Income	\$1,118.36	\$1,118.36	\$0.00
ADJUSTED INCOME:	\$631,721.35	\$612,569.31	\$19,152.04

EXPENSES:**Reserve Contributions:** Contribution is based on 2017 Reserve Study.

Gross Contribution	\$108,905.00	\$106,430.00	\$2,475.00
<i>Sub-Total:</i>	\$108,905.00	\$106,430.00	\$2,475.00
<i>One Time Cash Contribution to Reserves</i>	(\$21,415.29)	(\$21,415.29)	\$0.00
Less: Reserve Interest:	(\$13,456.19)	(\$14,698.42)	\$1,242.23
Net Reserve Contribution:	\$74,033.52	\$70,316.29	\$3,717.23

General & Administrative:

Management, Audit, Legal, Professional & Banking Fees	\$124,672.29	\$121,192.08	\$3,480.21
Postage, Printing, Newsletter, Coupons	\$23,019.60	\$25,687.40	(\$2,667.80)
Insurance & Taxes	\$31,944.18	\$31,430.52	\$513.67
Bad Debt Expense	\$9,870.00	\$9,870.00	\$0.00
Record Storage, Miscellaneous, Recording Secretary	\$7,217.80	\$7,007.80	\$210.00
Electricity	\$384.00	\$384.00	\$0.00
Social & Recreation	\$5,500.00	\$6,000.00	(\$500.00)
<i>Sub-Total:</i>	\$202,607.87	\$201,571.79	\$1,036.08

WHITTIER COMMUNITY ASSOCIATION, INC.
 2023 OPERATING BUDGET
 JANUARY 1, 2023 through DECEMBER 31, 2023
 GENERAL ASSOCIATION (All Homes) BUDGET SUMMARY

Annual Assessment: \$372.00 3.3% Increase over 2022

	2023	2022	\$
	TOTAL:	Total	Change
Pool Operation:			
Management, Pool Pass Admin.	\$216,850.00	\$205,349.00	\$11,501.00
Repairs, Supplies, Miscellaneous	\$22,420.00	\$22,420.00	\$0.00
Utilities: Telephone; Electric; Water & Sewer	\$28,765.00	\$25,129.00	\$3,636.00
<i>Sub-Total:</i>	\$268,035.00	\$252,898.00	\$15,137.00
Site Improvement:			
Landscaping Improvements	\$20,268.00	\$20,160.00	\$108.00
Capitol Improvements	\$2,000.00	\$2,000.00	\$0.00
<i>Sub-Total:</i>	\$22,268.00	\$22,160.00	\$108.00
General Maintenance:			
Site Maintenance & Repair	\$5,050.00	\$6,950.00	(\$1,900.00)
<i>Sub-Total:</i>	\$5,050.00	\$6,950.00	(\$1,900.00)
Contract Maintenance:			
Grounds Maintenance	\$53,760.00	\$52,705.00	\$1,055.00
Reserves study	\$0.00	\$0.00	\$0.00
Snow Clearing	\$5,975.00	\$5,975.00	\$0.00
<i>Sub-Total:</i>	\$59,735.00	\$58,680.00	\$1,055.00
Operating Contingency	\$0.00	\$0.00	\$0.00
TOTAL EXPENSES:	\$631,729.39	\$612,576.08	\$19,153.30
NET INCOME/(LOSS)	(\$8.04)	(\$6.77)	(\$1.27)

WHITTIER COMMUNITY ASSOCIATION, INC.
 2023 OPERATING BUDGET
 JANUARY 1, 2023 through DECEMBER 31, 2023
 SUPPLEMENTAL TOWNHOUSE BUDGET (Townhomes Only)

Annual Assessment: \$271.00 1.9% Increase over 2022

2023	2022	\$
TOTAL:	Total	Change

INCOME:

Residential Assessments:	\$148,508.00	\$145,768.00	\$2,740.00
ADJUSTED INCOME:	\$148,508.00	\$145,768.00	\$2,740.00

EXPENSES:

Reserve Contributions: Contribution is based on 2017 Reserve Study.

Gross Contribution	\$33,830.00	\$33,684.00	\$146.00
<i>Sub-Total:</i>	\$33,830.00	\$33,684.00	\$146.00
Less: Reserve Interest:	(\$6,066.06)	(\$5,747.01)	(\$319.05)
Net Reserve Contribution:	\$27,763.94	\$27,936.99	(\$173.05)

Administrative Expense:

Bad Debt Expense	\$12,000.00	\$12,000.00	\$0.00
Annual Property Inspection	\$8,432.00	\$6,836.00	\$1,596.00
<i>Sub-Total:</i>	\$20,432.00	\$18,836.00	\$1,596.00

General Maintenance:

Grounds Maintenance	\$71,850.00	\$70,438.61	\$1,411.39
Landscaping Improvements	\$12,520.00	\$12,625.00	(\$105.00)
Snow Clearing	\$15,950.00	\$15,950.00	\$0.00
<i>Sub-Total:</i>	\$100,320.00	\$99,013.61	\$1,306.39

TOTAL EXPENSES:

	\$148,515.94	\$145,786.60	\$2,729.34
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NET INCOME/(LOSS)

	(\$7.94)	(\$18.60)	\$10.66
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WHITTIER COMMUNITY ASSOCIATION, INC.
 2023 OPERATING BUDGET
 JANUARY 1, 2023 through DECEMBER 31, 2023
 SUPPLEMENTAL SINGLE FAMILY HOMES BUDGET

Annual Assessment: \$21.00 5.0% Increase over 2022

	2023	2022	\$
TOTAL:	Total	Total	Change

INCOME:

Residential Assessments:	\$7,392.00	\$7,040.00	\$352.00
ADJUSTED INCOME:	\$7,392.00	\$7,040.00	\$352.00

EXPENSES:

General Maintenance:

Annual Property Inspections	\$3,718.00	\$3,364.00	\$354.00
Grounds Maintenance	\$2,400.00	\$2,400.00	\$0.00
Snow Clearing	\$1,276.00	\$1,276.00	\$0.00
<i>Sub-Total:</i>	\$7,394.00	\$7,040.00	\$354.00

TOTAL EXPENSES: \$7,394.00 \$7,040.00 \$354.00

NET INCOME/(LOSS) (\$2.00) \$0.00 (\$2.00)

Whittier Community Association

OPERATING SUMMARY BUDGET NOTES

GENERAL ASSOCIATION

January 1, 2023 to December 31, 2023

I. INCOME:

- A. Residential Assessments: The total income generated from the annual assessment charged to all homeowners pursuant to Article V of the Declaration of Covenants, Conditions and Restrictions.
- B. Lakefront Center Assessment: The total income generated from the annual assessment charged to the commercial property located within Whittier.
- C. Late Fee Income: Estimated funds collected from homeowners as a result of late payment of monthly assessments pursuant to the Declaration of Covenants, Conditions, and Restrictions and the collection policy for the Association.
- D. Outside Pool Memberships: Income from the sale of outside pool memberships and the sale of guest passes during the season.
- E. Misc. Income - Website: Income from advertisements on the website.
- F. Interest Income: Estimated income earned from excess operating funds placed in demand deposits.

II. EXPENSES:

- A. Reserve Contributions: The calculations of the reserve contributions are based upon the Reserve Study which was completed in 2017.
 - 1. Gross Reserve Contribution: The total gross reserve contribution necessary to meet the funding goals established through the comprehensive reserve study which has estimated the expected useful life and replacement cost of each community asset.
 - 2. Less: Reserve Interest: Allocation of the interest income earned by the deposit of reserve funds to secure investment vehicles such as money market and certificate of deposit accounts. The earned interest thereby reduces the annual cash deposit required to meet the funding goals established through the reserve analysis.
 - 3. Net Reserve Contribution: The actual cash outlay for deposit into reserve accounts which is necessary to meet the established funding goals as previously discussed.
- B. General & Administrative Expenses:
 - 1. Management, Audit, Legal, Professional & Banking Fees: The projected expense for professional community management services for property management, financial accounting and consultation services. Expense for the services of a Certified Public Accountant (CPA) for the preparation of all annual tax returns and the conduct of an annual audit of the Association books and records. Allowance for retaining general legal counsel for such matters as legal document interpretation, collection assistance, violation enforcement and other legal assistance as may be required. Expenses related to bank account fees and the printing of checks and deposit slips.
 - 2. Postage, Printing, Newsletter, and Coupons: Allowance for miscellaneous postage needs of the Association as well as several community-wide mailings to members for such items as the annual budget and annual meeting notices. Allowance for the printing requirements associated with the budgeted postage needs as described above. Allowance for the operation of the website. Funds associated with printing of assessment coupons.
 - 3. Insurance and Taxes: The estimated expense for providing all appropriate insurance coverage for the Association including:
 - a. All-Risk/General Liability Coverage in the amount of \$1,000,000.00;
 - b. Directors's & Officer's Liability Coverage in the amount of \$1,000,000.00;
 - c. Fidelity Bond of Officers and Directors in an amount sufficient to cover the amount in the Association's bank accounts.
 - d. Umbrella coverage in the amount of 15 million.Allocation for payment of quarterly estimated income taxes as determined by the independent auditor.
 - 4. Bad Debt Expense: Allowance for uncollectible accounts due to homeowner bankruptcies and/or mortgage company foreclosures.
 - 5. Record Storage, Miscellaneous, Meetings: Hard costs that Vanguard Management is charged that is passed on to the Association for monthly storage of community archive records. Allowance for miscellaneous general & administrative Board expenses. The cost for a recording secretary to take the minutes at the monthly Board meetings.
 - 6. Front Entrance Electricity: Allowance for the monthly expenses of the entrance lights.
 - 7. Social & Recreation: Allowance for social activities and events for homeowners.

OWNERS ARE REMINDED THAT BUDGETS REFLECT AN ESTIMATED PROJECTION OF ANTICIPATED EXPENSES AND REVENUES AND, AS SUCH, ARE SUBJECT TO CHANGE BASED UPON ACTUAL CIRCUMSTANCES.

- C. Pool Operation: The expenses necessary to operate the Cobblestone, Wetherburne and Greenleaf pools.
1. Management, Pool Pass Administration: Allowance for the expense of a professional, full service pool management company to provide staff and supplies for the operation of the swimming pool facilities. Allowance for the handling and distribution of pool passes including the printing costs for the applications, rules, and passes.
 2. Repairs, Supplies, Miscellaneous: Allowance for the preseason preparation of the swimming pool and bathhouse facilities including such repairs as skimmer replacement, minor caulking, minor plumbing repairs as well as other miscellaneous repairs to the facilities during the season. Funds allocated for the purchase of supplies necessary for the operation of the facilities. Allowance for costs of possible extra events (currently unplanned) at pools as well as other miscellaneous needs.
 3. Telephone, Electric and Water & Sewer: Allocation of funding for telephone and internet service at the pool facilities. Funding allocated for the electrical consumption of the electric pump motors and the filtration system, lighting and other electricity needs as may be needed for the safe operation of the facility. The allocation of the necessary funding for the water needs for the facilities including the spring "fill-up", maintenance of the pool water level during the season and bathhouse needs for showers and toilets.
- D. Site Improvement:
1. Landscaping: Allowance of funding for the planting of annual flowers at the entry features and other locations within the community during the spring and fall planting seasons as well as other landscaping improvements and maintenance, such as lake management, which may be determined by the Board of Directors.
 2. Capitol Improvements: Allocation of funds for future capitol improvement projects.
- E. General Maintenance Expense:
1. Site Maintenance & Repair: Allocation of funding necessary for miscellaneous maintenance needs throughout the community such as minor tot lot repair, trash clean-up, and other miscellaneous grounds repairs.
- F. Contract Maintenance:
1. Grounds Maintenance: Funds allocated for the regular maintenance of the common areas including mowing, trimming, edging of common sidewalks, mulching of common area trees and shrubs and a complete chemical application package including fertilization and weed control as well as other maintenance needs in the community, such as lake maintenance that may be determined by the Board of Directors.
 2. Snow Clearing: Allocation of funds for clearing and treating of all Association owned sidewalks, and public sidewalks that are not adjacent to homes. This does not include the City streets.

Whittier Community Association

OPERATING SUMMARY BUDGET NOTES

Jan 1, 2023 to Dec 31, 2023

SUPPLEMENTAL TOWNHOUSE BUDGET

(Townhomes Only)

I. INCOME:

A. Residential Assessments: The total income generated from the annual assessment charged to all homeowners pursuant to Article IV of the Declaration of Covenants, Conditions and Restrictions. The supplemental assessment intended to pay those costs attributable to the townhouse homes within the Whittier community.

II. EXPENSES:

A. Reserve Contributions: The calculations of the reserve contributions are based upon the Reserve Study which was completed in 2017.

1. Gross Reserve Contribution: The total gross reserve contribution necessary to meet the funding goals established through the comprehensive reserve study which has estimated the expected useful life and replacement cost of each community asset.

2. Less: Reserve Interest: Allocation of the interest income earned by the deposit of reserve funds to secure investment vehicles such as money market and certificate of deposit accounts. The earned interest thereby reduces the annual cash deposit required to meet the funding goals established through the reserve analysis.

3. Net Reserve Contribution: The actual cash outlay for deposit into reserve accounts which is necessary to meet the established funding goals as previously discussed.

B. Administrative Expenses:

1. Bad Debt: Allowance for uncollectible accounts due to homeowner bankruptcies or mortgage foreclosures.

2. Annual Property Inspections: Allowance for annual maintenance inspection of each home.

C. General Maintenance:

1. Lawn Maintenance: Funds allocated for regular maintenance services such as lawn mowing, trimming, and edging of all common areas within the townhouse sections of the community.

2. Landscaping Improvement: Funding for projects associated with enhancing the overall townhouse section of the community.

3. Snow Clearing: Funding has been allocated during the winter season for the clearing and treating of the Association owned sidewalks, mailbox pads and public sidewalks that are not adjacent to homes.

Whittier Community Association
OPERATING BUDGET NOTES
Jan 1, 2023 to Dec 31, 2023
SUPPLEMENTAL "SINGLE FAMILY" BUDGET

I. INCOME:

A. Residential Assessments: The total income generated from the annual supplemental assessment charged to all homeowners pursuant to Article VI of the Declaration of Covenants, Conditions and Restrictions (Declaration) and the Supplemental Declaration. The supplemental assessment intended to pay those costs attributable to the single-family homes within the Whittier community.

II. EXPENSES:

A. General Maintenance:

1. Annual Property Inspection: Allocation for annual property inspections of private property dwellings and yards when applicable.
2. Lawn Maintenance: Funds allocated for regular maintenance services such as lawn mowing, trimming, and edging of all common areas within the single-family sections of the community.
3. Snow Clearing: Funding has been allocated during the winter season for the clearing and treating of the Association owned sidewalks, and mail box pads.