



December 2, 2021

Dear Homeowners of Eagle Lake Subdivision,

We are happy to announce that the 2022 Annual dues will remain at \$300. As you know, your dues pays for the maintenance of the common areas for lawn, lakes, and landscapes, as well as snow removal, insurance, property taxes, and other misc. costs associated with managing the HOA. Please complete, sign, and return the remittance copy with your payment by January 1, 2022. There will be NO notices for non-payment of dues and all balances remaining after January 31, 2022 will be assessed a \$50.00 penalty and your account will be sent to collections.

2021 Fiscal Year

The 2021 Fiscal Year ended well. All residents paid their dues for 2021. We had a positive \$6,700.57 compared to what was budgeted for in 2021. The largest category expenditures were Lawn & Landscape and Lakes. These are the 2 categories that typically are the largest categories every year. We carried over the extra budgeted money from the 2020 Lawn and Pond budgets, so no additional money was needed for 2021’s budget in these categories. We finished the last parts of the entrance landscaping in the beginning of Fiscal Year (Fall 2020) and also replaced 2 fountains in the ponds.

We had the following totals at fiscal year-end:

Checking: \$9,231.69
Savings: \$42,776.13
Total: \$52,007.82

2022 Fiscal Year

The 2022 budget assumes that all 149 homeowners will meet their obligation and pay their dues, which would total \$44,700. As indicated in the 2022 budget, the board has approved a contract with Above & Beyond to serve as management company for the association. The board will continue to serve and make all neighborhood decisions, but the day-to-day operations will now be handled by Sandra, our community manager at Above & Beyond.

Approved Budget with 5 Years of Prior Actual Expenditures

Year	2017	2018	2019	2020	2021		Year 2022
Fiscal Year	10/1 - 9/30	10/1 - 9/30	10/1 - 9/30	10/1 - 9/30	10/1 - 9/30		Budget
Dues	\$280	\$300	\$300	\$300	\$300		\$300
Lakes	10,134.54	8,437.90	22,587.50	10,449.25	16,312.15		10,000.00
Lawn & Landscape	12,214.43	10,161.00	10,336.00	41,219.38	19,548.50		13,000.00
Snow Removal	750.00	2,715.00	2,470.00	1,500.00	1,895.00		4,000.00
General Maintenance	1,919.90	2,170.75	716.67	3,609.82	1,516.01		2,000.00
Utilities	2,035.13	2,189.36	2,178.88	2,318.88	2,234.11		2,500.00
Legal, Tax, Ins	2,541.00	2,674.00	2,257.00	3,645.00	4,562.00		2,500.00
Social	57.20	240.84	324.00	0.00	50.00		350.00
Office	804.63	628.06	563.77	1,020.50	581.66		1,500.00
Management Company	0.00	0.00	0.00	0.00	0.00		5,650.00
Total Expenditures	30,456.83	29,216.91	41,433.82	63,762.83	46,699.43		41,500.00



Please contact the board at EagleLakeHOA.Board@gmail.com, if you have any questions about this dues notice, the 2022 budget, or the previous years' expenditures.



REMITTANCE COPY

(Please complete and return this form with your payment.)

Annual Dues Assessment

Total Annual Dues: \$300

Make check payable to EAGLE LAKE HOMEOWNERS ASSOCIATION and return to address below by January 1, 2022.

Mail To: Eagle Lake Homeowners Association
507 Airport North Office Park
Fort Wayne, IN 46825

There will be NO notices for non-payment of dues and the Board has authorized the assessment of a \$50.00 penalty and the account will be sent to collections if the dues remain unpaid after January 31, 2022.

Street Address _____

Resident Name(s) _____

Resident Signature _____

Update Association Contact Information

If necessary, please update your name, telephone number, and e-mail address for the association records. E-mail addresses will only be used for internal association communications and will never be shared outside the association.

Primary Contact Info

Name: _____

Phone # _____

Email: _____

Additional Contact Info

Name: _____

Phone # _____

Email: _____

Update Association Directory Information

A neighborhood directory is emailed to homeowners each spring and fall that contains residents' names and a primary phone number for each address. It is intended for resident use only. You may elect not to include some or all of your information. Please fill out the information below, if you desire any changes to your information.

- Please do not include any information in the directory
- Include the following information in the directory

Name(s) as you want it (them) to appear in the directory: _____

Phone #: _____