<u>Almond Glen Owners Association</u>

December 1, 2021

Subject: 2022 Budget

Hello Neighbors,

Enclosed you will find the 2022 Budget.

The Board has worked very hard this year to help keep the HOA financially healthy. The single-family homes 2022 assessments will be $116 per quarter and the townhomes 2022 assessments will be $215 per month. A brief overview of the 2022 budget is below. Additional details not included in this mailing will be available on the 2022 Budget excel spreadsheet posted on **almondglenhoa.org**.

- The budget expenses are completely broken down into Townhome (TH) and Single-Family Homes (SF) expenses to provide more transparency.
- Most expenses are broken down with the following calculation:
  TH 64 units/295 total units. SFH 231 units/295 total units.
- Board approved using money from the operating account to cover the Common Reserve Fund contributions for 2022.
  - This will likely be done for an additional 2-3 years.
  - Any general money saved from the 2021 budget will be transferred to the Common Reserve Fund in 2022. (There's no way to calculate this until year end.)
  - TH specific money saved from the 2021 budget will be transferred to the TH Reserve Fund.

The HOA Board wishes everyone a happy 2021!

Warm regards,

The Almond Glen Owners Board of Directors

Rob Smith, Virginia Pough, Eric Barnes, Meg Bowden and Kate Carter