

Rochdale Sub Financial Review

<http://www.rochdalesub.com>

November 2021

HOA Dues Increase Executive Summary

Since 2018, the neighborhood has been operating at a net loss of \$2,000 per year. At the current rate of spending the HOA funds, outside of emergency funds, would be at zero by 2027. Due to increased costs of maintaining the Rochdale Subdivision an agenda topic of dues was added to the all neighborhood annual meeting in the summer of 2021. A vote was taken to increase the dues from their current rate of \$75 to \$135 starting in 2022 and was ratified by a majority vote. Rochdale Sub homeowners will see the new due rate effective in January of 2022.

Where do your HOA funds go?

Each year there are various expenses that are incurred to keep our neighborhood functional and beautiful. Prices are negotiated by the HOA for multi-year rates to keep costs down as low as possible. Large expenses such as dredging the pond are evaluated and alternatives are pursued to keep costs down, even going so far as asking members of the neighborhood to perform the task. Examples of neighborhood costs are below:

- Lawn mowing company
- Light Expense
- Tree Maintenance
- Park Clean-up
- Park Repairs
- Pond treatment
- Utilities at the pond
- Picnic expense
- Postage and Printing

How do our costs compare to HOA's around us?

Below is a census of 2020 HOA costs for comparable neighborhoods around us without community pools. The new rate of \$135 still keeps us as one of the most affordable neighborhoods in the Rochester Hills community!

● Christian Hills	\$40
● Avon Hills Village	\$50
● Judson Park	\$70
● Cumberland Hills	\$75
● Valley Stream	\$125
● Eddington Farms	\$147
● Brookedale West	\$180
● Shadow Woods	\$225
● Hawthorn	\$250
● Meadow Brook Valley	\$250
● Hunter Creek	\$260
● Hawthorn Hills	\$350
● Grosse Pines	\$350
● Thornridge	\$350

Where can I see the math?

The Rochdale Sub HOA believes in 100% transparency. You will see in the appendix a copy of the finance used to help communicate and make this decision with the members of the neighborhood.

How can I get more involved with where the HOA dues are going?

All Rochdale Sub HOA meetings are open to any member of the neighborhood. We currently meet 4 times a year and our meeting dates are published on the HOA website. Please reach out to our current HOA president Tony Craft (anthony.craft@gmail.com) to attend a meeting.

Assumptions		Notes															
# of paying homes	110	Dues would start being collected in 2022															
Dues No Change	75	Estimated costs updated based on 2018-2020 actuals															
Dues Cover Costs	135	Savings is hardcoded 10K in 2021 and 10K emergency fund															
		Interest, Late Fees & Advertising is an average of 2018-2020															
Option 1 (No Change)																	
Dues Collected	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Accomplishments	
Interest, late fees and Advertising	\$8,210.00	\$8,610.00	\$8,700.00	\$8,250.00	\$8,250.00	\$8,250.00	\$8,250.00	\$8,250.00	\$8,250.00	\$8,250.00	\$8,250.00	\$8,250.00	\$8,250.00	\$8,250.00	\$8,250.00		
Estimated Costs	\$154.51	\$394.91	\$794.46	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00		
Actual Costs	\$11,115.35	\$8,375.00	\$11,842.67	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00		
Profit/Loss	-\$2,750.84	\$569.91	-\$2,348.21	-\$1,825.00	-\$1,825.00	-\$1,825.00	-\$1,825.00	-\$1,825.00	-\$1,825.00	-\$1,825.00	-\$1,825.00	-\$1,825.00	-\$1,825.00	-\$1,825.00	-\$1,825.00		
Emergency Fund				\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00		
Neighborhood Investment Fund				\$10,000.00	\$8,175.00	\$6,350.00	\$4,525.00	\$2,700.00	\$875.00	-\$990.00	-\$2,775.00	-\$4,600.00	-\$6,425.00	-\$8,250.00	-\$10,075.00		
Purchase																None	
Cover the Costs	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Accomplishments	
Dues Collected	\$8,210.00	\$8,610.00	\$8,700.00	\$8,250.00	\$14,850.00	\$14,850.00	\$14,850.00	\$14,850.00	\$14,850.00	\$14,850.00	\$14,850.00	\$14,850.00	\$14,850.00	\$14,850.00	\$14,850.00		
Interest, late fees and Advertising	\$154.51	\$394.91	\$794.46	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00	\$425.00		
Estimated Costs				\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00		
Actual Costs	\$11,115.35	\$8,375.00	\$11,842.67	-\$1,825.00	\$4,775.00	\$4,775.00	\$4,775.00	\$4,775.00	\$4,775.00	\$4,775.00	\$4,775.00	\$4,775.00	\$4,775.00	\$4,775.00	\$4,775.00		
Profit/Loss	-\$2,750.84	\$569.91	-\$2,348.21	-\$1,825.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00		
Emergency Fund				\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00		
Neighborhood Investment Fund				\$10,000.00	\$14,775.00	\$19,550.00	\$14,775.00	\$29,100.00	\$39,875.00	\$38,650.00	\$43,425.00	\$48,200.00	\$52,975.00	\$57,750.00	\$62,525.00		
Purchase																Break Even Cover Increasing Costs Ensure Home Value Remains	