

The background of the slide is a collage of construction-related images. It features a dense arrangement of light-colored wooden planks and beams, some of which are in sharp focus while others are blurred. A prominent yellow measuring tape is visible in the lower right quadrant, with its scale showing numbers 3, 4, and 5. A pencil is also visible, lying horizontally across the lower right portion of the image. The overall color palette is warm, dominated by the yellows and browns of the wood and the bright yellow of the tape.

Oella Budgets - 2009 and 2010

November 16th, 2009

2009 Highlights

- **Increased collections on outstanding dues**
- **New management company**
- **Legal expenses associated with ARC transfer**
- **Catch-up of all remaining tax and audit issues – HOA now up-to-date**
- **Reduced long-term expenses through bids for contracts and negotiation with local vendors**
- **Significantly less expenses than budgeted for 2009**



Why a management company?

- Management reporting creates an important archive of HOA actions
- Emergency maintenance management (i.e. snow and tree removal)
- Bid and vendor management
- Collections and payables management
- Compliance and enforcement concerns
- Knowledge of HOA law and procedure
- Handles HOA member concerns and questions

