

State of the Union

Marlowe Manor Neighborhood

Oct 7, 2023

Meeting 3

Current Board Members

- President – Mary Waldrup
- Pool VP – Vacant
- Park VP – Scott Smith
- Treasurer – Scott Smith - Interim
- Secretary – Justin Jones

Current Financials as of Oct. 6th - \$7,040

- \$3,222 : POA FUND
 - \$90/year, with \$20 going to Pool Fund
- \$3,818 : POOL FUND
- \$0 : PRAF FUND (Pool Renovation Fund)
 - \$250 one time fee

Discussion on POA Fund

- **Where does my \$70 go?**
 - Grounds maintenance
 - Was \$635/month. Need 108 homes current just to pay this service.
 - Insurance on POA (Not including Pool)
 - \$6,305/year. Necessary due to playground. Need 91 current to pay this service.
 - Utilities (Entergy, AT&T, Trash Pickup)
 - Average of \$381/month. Need 65 homes current to pay these services
- **\$1,541 monthly (\$18,497 yearly). Need 264 homes current**

POA Dues

\$45,155.00	35				
Balance	Rental	Lien	Current		
			Count	%	
Total Properties:			299		
		Current:	181	60.5%	
		Behind:	118	39.5%	
		<i>check</i>	<i>299</i>	<i>100.0%</i>	
		Behind \$	Count	% of total	% of those behind
	1 Year	<=90	33	11.0%	28.0%
	2 Years	<=180	23	7.7%	19.5%
	3 Years	<=270	18	6.0%	15.3%
	4 Years	<=360	7	2.3%	5.9%
	5 Years	<=450	7	2.3%	5.9%
	6 Years	<=540	8	2.7%	6.8%
	7+ Years	>540	22	7.4%	18.6%
		<i>check</i>	<i>118</i>	<i>39.5%</i>	<i>100.0%</i>

Background on the Pool

- Pre-Covid, Neighborhood volunteers ran the pool
 - POA hired, trained, scheduled lifeguards
 - POA hired pool cleaners, other contractors for day to day operations
- In 2020, POA hired a Pool Management Company
 - They handle all lifeguard responsibilities and pool responsibilities
 - Open/Close pool each season

Constraints on going back to Volunteer Model

- Not enough volunteers
 - Somebody must be available daily (hourly?) to check pH, troubleshoot problems, and answer lifeguard issues
- Trying to hire/schedule Lifeguards, and hope they show up
- No knowledge of our specific pumps/filters, how to do the basics
- POA would still need to pay a contractor to clean the pool, we have no equipment (OR buy our own equipment)

Seasonal Costs of Pool operation (Operating Budget)

<u>Fixed Costs</u>		<u>Variable Costs</u>	
Water	\$3,700	Chemicals	\$7,000
Electric	\$2,314	Cleaning	\$5,000
AT&T	\$1,036	Repairs	\$3,000
Lifeguard	\$30,000	Pump Room	\$500
Insurance	\$3,191	Soft Goods	\$2,000
	\$40,241		\$17,500
Minimum Cost : \$57,741			

Other Costs

- **Deferred Maintenance**

- Replaster Pool
- Bathrooms
- Siding is rotting

- **What if?**

- Pump or Filter breaks
- Water Leak under slab
- Diving Board/Slide breaks

As a POA, we cannot take out a Line of Credit, or use Credit Cards

Historical Pool Expenses

Year	Income	Expense	Diff
2015	\$ 36,387	\$ 37,961	\$ (1,574)
2016	\$ 38,801	\$ 33,887	\$ 4,914
2017	\$ 41,605	\$ 40,106	\$ 1,499
2018	\$ 40,133	\$ 43,979	\$ (3,846)
2019	\$ 40,050	\$ 38,825	\$ 1,225
2020	\$ -	\$ -	\$ -
2021	\$ 35,500	\$ 86,835	\$ (51,335)
2022	\$ 37,000	\$ 69,250	\$ (32,250)
2023	\$ 34,100	\$ 53,448	\$ (19,348)

POA currently has a Liability of \$21,343 to our Pool Management Company, as of 9/29/23

2023 Pool Breakdown

2023 Pool Costs Finalized	
Water Bill 1	\$4,819
Water Bill 2	\$246
Electric Bill	\$2,198
Internet	\$1,044
Insurance	\$3,191
Pool Mgmt	\$18,067
Lifeguard	\$21,049
Sams	\$2,987
Swim Team	\$1,015
Total 2023 Pool Expenses	\$54,616

2023 Pool Income			
	Cost	2023 #	
Resident	\$275	44	\$12,100
Resident Individual	\$175	0	\$0
Resident Senior	\$225	5	\$1,125
Non-Resident	\$375	42	\$15,750
Non-Resident Individual	\$275	0	\$0
Non Resident Senior	\$325	5	\$1,625
Snack/Guest Fees	\$1	2500	\$2,500
Party Revenue	\$1	1000	\$1,000
Total 2023 Pool Income			\$34,100

Best Case Scenario for 2024 Pool Season

- Increase membership by 50%
 - Target of 60 Residential and 60 Non-Residential
- Increase Membership Cost
- Decrease pool to 4 days a week (less lifeguard pay)

2024 Cost, Best Case		2024 Income, Best Case			
			Cost	2024#	
water bill	\$3,172	Resident	\$300	60	\$18,000
water bill 2	\$246	Resident Individual	\$175	5	\$875
electric bill	\$1,793	Resident Senior	\$225	1	\$225
Internet	\$1,044	Non-Resident	\$400	60	\$24,000
Insurance	\$7,257	Non-Resident Individ	\$275	5	\$1,375
Repairs	\$3,000	Non Resident Senior	\$325	1	\$325
3rd Party Mgmt Total	\$0	Guest Fees	\$5	100	\$500
Lifeguard	\$18,600	Snack Bar Revenue		500	\$500
Sams	\$2,987	Party Revenue		500	\$500
Swim Team	\$0				
Chemicals	\$5,000				
Total 2023 Pool Expenses	\$43,099	Total 2023 Pool Income		1232	\$46,300
Zero for Pool Cleaning					

Where do we go from here?

- POA is owed \$45,155 in late dues
- Need more volunteers for fresh ideas and action
 - Pool Committee
 - Dues Committee
 - Any knowledge that can help us
- Only solution = More cash flow
 - Targeted FB ads for pool
 - Increase rates for POA and Pool
 - Advertising

Time for Amendment to BOA?

- 2006-2008 was \$50
- 2009-2011 was \$60
- 2012 was \$70
- 2015 was \$90
- Possible combining of Pool and POA assets under one umbrella?
- What would that look like?
 - \$300 / year, 50% current = \$45,000
 - Would include complimentary pool membership for each house current