



DEERHAVEN POA LONG TERM PLANNING COMMITTEE





MEMBERS OF LTPC

- Sandi Beecraft
- Cat Clanton
- Jim Maughan
- Brian Stone (Chair)



MISSION

- Working with the POA membership, develop a long term (5-10 year) vision for the future of the Deerhaven Community
- Review POA budgets and expenditures to identify major expenses (annual and recurring long term expenses)
- Project long range POA income (new home development & fee increases)
- Identify potential additional revenue sources
- Develop a list of potential improvements for the community
 - Revise and prioritize the list based on community feedback
 - Develop budgetary estimates for list
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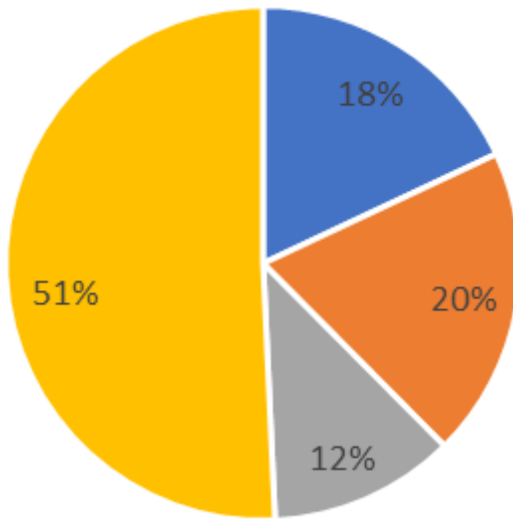
CAPITAL RESERVE FUND

- Capital Replacement Funding - money is collected and segregated, over a period of time, to cover the replacement or major repairs of existing assets or purchase of major new assets.
- Capital Replacement Funds are part of a long-term financial plan, which helps strengthen the Community's fiscal health and increase the market value of owners' property.
- Establish a capital reserve fund as part of the POA's annual budgets



HOW ARE ANNUAL ASSESSMENTS SPENT

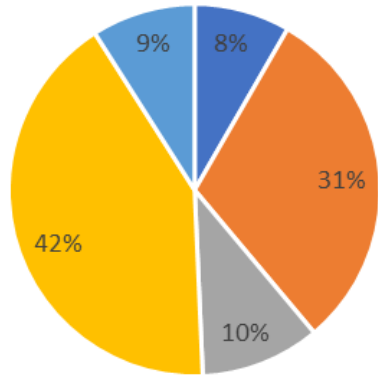
Where do Assessments Go?



■ Administration ■ Landscaping ■ Maintenance ■ Utility

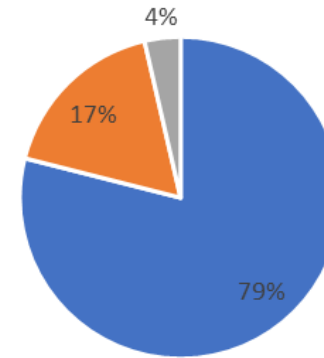


Administration



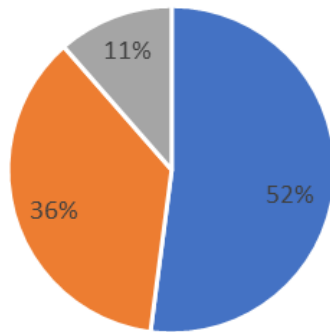
■ postage ■ insurance ■ legal ■ Mgmt contract ■ annual meeting

Utilities



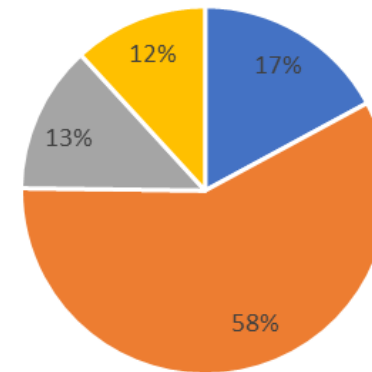
■ WCID ■ electric ■ water

Maintenance



■ Misc ■ pool maintenance ■ pool supplies

Landscaping



■ gardner ■ mowing park ■ mowing roads ■ tree trimming



CATEGORIES OF LONG-TERM INVESTMENT

- Infrastructure
- Amenities
- Discretionary



INFRASTRUCTURE

- Repair and resurface roads – every 5-7 years
 - DH pays for materials, county provides labor and equipment
- Park
 - Bulkhead
 - Septic system
 - Barn / office / restroom



AMENITIES

- Tennis court
- Pool and pool area
- Boat lockup and storage
- Pavillion and park area
- Boat launch and dock



DISCRETIONARY

- Low water crossing / bridge
- Community center
- Road improvement
 - Curb ribbon
 - Pavement or concrete rather than aggregate spread
- Dredge cove

LTPC PATH FORWARD



- Committee Activities:
 - Identify expenses that should be in capital reserve
 - Quantify amount and timing for future capital expenditures
 - Identify Funding Options
 - Make recommendations to Board and POA
- Include LTPC updates at future Board meetings and begin circulating draft plans
- Present final draft of plan at next annual POA meeting



END

