

2022 Budget (enclosed) & Notice of Assessment Increase



November 8, 2021

Dear Cd'A Place Homeowner(s):

As the year draws to a close, your Board of Directors is working with Rockwood Property Management (RPM) to finalize winter preparations and a forward thinking financial plan for next year. From these efforts you will find several documents enclosed for your consideration; the 2022 Budget and a Signage and Flag Policy recently adopted by your Board of Directors.

Like most consumers, the Association is experiencing the financial impact of recent market fluctuations and interruptions. This is reflected in the enclosed 2022 Budget, which calls for an assessment increase to cover the rising cost of goods and services. A detailed account of the anticipated income and expenses necessary to continue the same level of service currently enjoyed at Cd'A Place is set forth in the 2022 Budget. **Effective January 1, 2022, assessments will increase as follows:**

Main Association dues will increase from \$21 to \$23 per month. Main association dues are levied semi-annually on January 1 and July 1 in the amount \$138.00 (increased from \$126).

Parkside dues will increase from \$258 to \$294 per quarter, levied on January 1, April 1, July 1 and Oct 1.

Sorbonne Townhomes & Cottages dues will increase from \$101 to \$113 per month.

Village dues will increase from \$99 to \$114 per quarter, levied on January 1, April 1, July 1 and Oct 1.

Parc Rose dues will increase from \$111 to \$123 per month.

Soleil Park dues will increase from \$111 to \$123 per month.

Vigne Blanc dues will be determined as building nears completion.

We encourage enrollment in our new, FREE recurring ACH payment option available through the Portal (aka AutoPay). We also accept credit/debit card payments and check by mail to the address at the bottom of this page. An assessment payment coupon book will be sent to all homeowners during the first week of January *except those enrolled in Auto Pay through the Portal*. Aside from the forthcoming payment coupon book, **no additional billing will be sent by mail regarding the 2022 assessment increase**. To avoid an underpayment in January, please make arrangements now to remit the new assessment amount in 2022. Please see the enclosed Portal Payment Reminder for additional information regarding acceptable methods of payment.

As always, we thank you for your continued faith and partnership in creating and promoting a high quality of life at Cd'A Place Master Association. We look forward to continued community success and wish you the very best in the New Year.

In partnership,

Cd'A Place Master Association
c/o Rockwood Property Management

Phone: (509) 321-5921

Email: cdaplacehoa@rockwoodpm.com

2022 Budget CDA Place Main

INCOME		2021 Budget	2022 Budget
5010	Dues	\$ 419,500.00	\$ 473,340.00
5011	Dues - Apartment Rockwood Lodge	\$ 30,240.00	\$ 33,120.00
5011	Dues - Apartment Northern	\$ 37,044.00	\$ 40,572.00
<i>Projected % of Delinquent Dues</i>		\$ (6,292.50)	\$ (4,733.40)
5012	Dues - Builder	\$ 19,278.00	\$ 14,490.00
Total Assessments		\$ 499,769.50	\$ 556,788.60
5014	Transfer Fee	\$ -	\$ -
5020	Late Charges	\$ 7,300.00	\$ 9,000.00
5021	Late Interest	\$ 540.00	\$ 1,560.00
5025	NSF Income	\$ -	\$ -
5026	Fine Income	\$ -	\$ 3,600.00
5032	Lien income	\$ -	\$ 500.00
5045	Initiation Fees	\$ -	\$ -
5050	Interest Income	\$ -	\$ 80.00
5100	Misc. Income	\$ -	\$ -
Total Income		\$ 507,609.50	\$ 571,528.60
EXPENSES			
Landscaping Expenses		2021 Budget	2022 Budget
6615	Snow Removal	\$ 11,000.00	\$ 11,000.00
6810	Mowing - Commons/Fall Leaf	\$ 145,000.00	\$ 161,000.00
6820	Fertilize - Commons	\$ 18,000.00	\$ 20,400.00
6830	Turf Spray - Commons	\$ 14,676.00	\$ 15,499.97
6843	Master Tree Program	\$ 18,150.00	\$ 17,870.15
6850	Flowers (Planting, Maintenance, Cleanup)	\$ 3,524.00	\$ 3,578.00
6860	Sprinkler Turn On & Blow Out	\$ 8,030.00	\$ 8,518.00
6880	Landscape Labor (Irrigation Maintenance)	\$ 26,000.00	\$ 24,500.00
6890	Misc. Landscape(planter Beds)	\$ 4,409.50	\$ 4,824.04
6891	Swale Maintenance	\$ 1,000.00	\$ 1,000.00
Total Landscaping		\$ 249,789.50	\$ 268,190.16

2022 Budget CDA Place Main

Other Expenses			
6120	Community Events	\$ 7,500.00	\$ 8,500.00
6135	Board & Annual Meetings	\$ 200.00	\$ 110.00
6305	Accounting	\$ 235.00	\$ 300.00
6306	Legal	\$ 170.00	\$ 170.00
6307	Code Enforcement	\$ -	\$ -
6310	Insurance Expense	\$ 13,110.00	\$ 12,724.00
6330	Bank Charges	\$ 1,900.00	\$ 1,900.00
6415	Electricity	\$ 5,400.00	\$ 5,976.00
6420	Water	\$ 117,650.00	\$ 144,300.00
6625	Supplies	\$ -	\$ -
6626	Postage	\$ 10,500.00	\$ 13,300.00
6630	Repairs & Maintenance- hard scape/Dogi Pot	\$ 5,180.00	\$ 7,305.00
6631	Fence Repair & Maintenance	\$ 500.00	\$ 500.00
6635	Special Projects	\$ -	\$ -
6900	Web Fees	\$ 180.00	\$ 180.00
7505	Management Fee	\$ 94,297.00	\$ 102,855.00
7508	Property Taxes	\$ 2,000.00	\$ 2,000.00
7515	Income Tax	\$ 500.00	\$ 188.18
6220	Capital Reserve Funding	\$ 7,000.00	\$ 7,000.00

Total Other \$ 266,322.00 \$ 307,308.18

TOTAL EXPENSES \$ 516,111.50 \$ 575,498.34

NET CASH FLOW \$ (8,502.00) \$ (3,969.74)

2022 Budget Parkside

Income		2021 Budget	2022 Budget
5010	Dues	51,480.00	\$ 59,400.00
<i>Projected % of Delinquent Dues</i>		\$ -	\$ -
Total Income		\$ 51,480.00	\$ 59,400.00

Landscaping Expenses		2021 Budget	2022 Budget
6615	Snow Removal	\$ 4,500.00	\$ 4,500.00
6810	Mowing/Fall Leaf, Entire Site	\$ 3,800.00	\$ 25,449.10
6812	Mowing - Homes	\$ 19,681.00	\$ -
6820	Fertilize - Entire Site	\$ 800.00	\$ 3,231.00
6822	Fertilize - Homes	\$ 3,060.00	\$ -
6830	Turf Spray - Entire Site	\$ 1,200.00	\$ 4,500.00
6832	Turf Spray - Homes	\$ 3,000.00	\$ -
6843	Master Tree Program	\$ 1,000.00	\$ 2,000.00
6850	Flowers (Planting, Maintenance, & Fall Cleanup)/Planter Beds	\$ 600.00	\$ 700.00
6860	Sprinkler Turn On & Blow Out	\$ 290.40	\$ 315.00
6880	Landscape Labor/Materials (Irrigation)	\$ 1,525.00	\$ 1,525.00
6890	Planter Bed Maintenance	\$ 500.00	\$ 540.00
Total Landscaping		\$ 39,956.40	\$ 42,760.10

Other Expenses		2021 Budget	2022 Budget
6415	Common Area Electricity	\$ 1,860.00	\$ 1,860.00
6420	Common Area Water	\$ 1,350.00	\$ 1,440.00
6590	Gate Operations/Maintenance	\$ 1,600.00	\$ 1,600.00
6630	Repairs and Maintenance (hardscape)	\$ 250.00	\$ 250.00
6631	Fence Repair & Maintenance	\$ 500.00	\$ 500.00
7505	Management Fee	\$ 3,960.00	\$ 3,960.00
	Reserve Funding	\$ 3,000.00	\$ 3,000.00
Total Other		\$ 12,520.00	\$ 12,610.00

TOTAL EXPENSES	\$ 52,476.40	\$ 55,370.10
NET CASH FLOW	\$ (996.40)	\$ 4,029.90

2022 Budget Sorbonne Townhomes

Income		2021 Budget	2022 Budget
5010	Dues	\$ 53,760.00	\$ 59,920.00
5100	Misc. Income	\$ 180.00	\$ 180.00
<i>Projected % of Delinquent Dues</i>		\$ -	\$ -
Total Income		\$ 53,940.00	\$ 60,100.00

Landscaping Expenses		2021 Budget	2022 Budget
6615	Snow Removal	\$ 6,000.00	\$ 6,000.00
6810	Mowing/Fall Leaf	\$ 17,550.00	\$ 19,845.00
6820	Fertilize	\$ 1,890.00	\$ 2,142.00
6830	Turf Spray/Curb line weeds	\$ 1,700.00	\$ 2,650.00
6843	Master Tree Program	\$ 2,000.00	\$ 2,000.00
6860	Sprinkler Turn On & Blow Out	\$ 1,500.00	\$ 1,566.00
6880	Landscape labor and Materials (Irrigation)	\$ 2,100.00	\$ 2,100.00
6890	Misc. Landscape (Planter Beds)	\$ 8,451.00	\$ 9,987.70
6891	Swale Maintenance	\$ 100.00	\$ -
Total Landscaping		\$ 41,291.00	\$ 46,290.70

Other Expenses		2021 Budget	2022 Budget
6415	Electricity Common area/street lights	\$ 1,620.00	\$ 1,620.00
6420	Water	\$ 3,700.00	\$ 3,900.00
6440	Street Cleaning & Maintenance	\$ -	\$ -
6630	Repairs and Maintenance	\$ 600.00	\$ 630.00
	Reserve Funding	\$ 2,500.00	\$ 2,500.00
7505	Management Fee	\$ 8,064.00	\$ 8,064.00
Total Other		\$ 16,484.00	\$ 16,714.00

TOTAL EXPENSES \$ 57,775.00 \$ 63,004.70
NET CASH FLOW \$ (3,835.00) \$ (2,904.70)

2022 Budget Villages

INCOME:		2021 Budget	2022 Budget
5010	Dues	\$ 12,096.00	\$ 15,120.00
<i>Projected % of Delinquent Dues</i>		\$ (1,209.60)	\$ (1,512.00)

Total Income: \$ 10,886.40 \$ 13,608.00

Landscaping Expenses:		2021 Budget	2022 Budget
6615	Snow Removal	\$ 5,000.00	\$ 5,000.00

Total Landscaping: \$ 5,000.00 \$ 5,000.00

Other Expenses:		2021 Budget	2022 Budget
6630	Repairs/Maintenance	\$ -	\$ -
6415	Electricity	\$ 1,920.00	\$ 1,920.00
	Reserve Funding		\$ 5,000.00

Total Other: \$ 1,920.00 \$ 6,920.00

TOTAL EXPENSES: \$ 6,920.00 \$ 11,920.00

NET CASH FLOW: \$ 3,966.40 \$ 1,688.00

2022 Budget Parc Rose

Income		2021 Budget	2022 Budget
5010	Dues	\$ 71,280.00	\$ 79,200.00
5100	Misc. Income	\$ 180.00	\$ 180.00
	<i>Projected % of Delinquent Dues</i>		
Total Income		\$ 71,460.00	\$ 79,380.00

Landscaping Expenses		2021 Budget	2022 Budget
6615	Snow Removal	\$ 5,500.00	\$ 5,500.00
6810	Mowing/Fall Leaf, Entire Site	\$ 3,200.00	\$ 29,336.00
6812	Mowing - Homes	\$ 23,760.00	\$ -
6820	Fertilize - Entire Site	\$ 630.00	\$ 3,228.00
6822	Fertilize - Homes	\$ 2,772.00	\$ -
6830	Turf Spray - Entire Site	\$ 640.00	\$ 3,540.00
6832	Turf Spray - Homes	\$ 2,900.00	\$ -
6843	Master Tree Program	\$ 2,350.00	\$ 3,350.00
6860	Sprinkler Turn On & Blow Out	\$ 1,878.00	\$ 2,137.50
6880	Landscape Labor/Materials (Irrigation)	\$ 4,000.00	\$ 4,000.00
6890	Misc. Landscape(planter Beds)	\$ 2,100.00	\$ 2,800.00
Total Landscaping		\$ 49,730.00	\$ 53,891.50

Other Expenses		2021 Budget	2022 Budget
6415	Electricity	\$ 3,540.00	\$ 3,540.00
6420	Water	\$ 5,570.00	\$ 6,800.00
6590	Gate Operations/Maintenance	\$ 3,000.00	\$ 3,000.00
6630	Repairs and Maintenance (hardscape)	\$ 200.00	\$ 200.00
6631	Fence Repair & Maintenance	\$ -	\$ -
7505	Management Fee	\$ 6,336.00	\$ 6,336.00
6632	Capital Reserve Funding	\$ 4,500.00	\$ 4,500.00
Total Other		\$ 23,146.00	\$ 24,376.00

TOTAL EXPENSES	\$ 72,876.00	\$ 78,267.50
NET CASH FLOW	\$ (1,416.00)	\$ 1,112.50

2022 Budget Soleil Park

Income		2021 Budget	2022 Budget
5010	Dues	\$ 52,020.00	\$ 67,200.00
5012	Dues - Builder	\$ 3,780.00	\$ -
5100	Misc. Income	\$ 240.00	\$ 340.00
Total Income		\$ 56,040.00	\$ 67,540.00

Landscaping Expenses		2021 Budget	2022 Budget
6615	Snow Removal	\$ 5,900.00	\$ 6,100.00
6810	Mowing/Fall Leaf, Entire Site	\$ 3,080.00	\$ 25,949.00
6812	Mowing - Homes	\$ 16,400.00	\$ -
6820	Fertilize - Entire Site	\$ 330.00	\$ 2,832.00
6822	Fertilize - Homes	\$ 2,150.00	\$ -
6830	Turf Spray - Entire Site	\$ 450.00	\$ 2,371.70
6832	Turf Spray - Homes	\$ 1,903.50	\$ -
6843	Master Tree Program	\$ 900.00	\$ 1,700.00
6860	Sprinkler Turn On & Blow Out	\$ 800.00	\$ 1,272.35
6880	Landscape Labor	\$ 2,650.00	\$ 4,000.00
6890	Misc. Landscape(planter Beds)	\$ 2,000.00	\$ 2,000.00
Total Landscaping		\$ 36,563.50	\$ 46,225.05

Other Expenses		2021 Budget	2022 Budget
6120	Community Events	\$ -	\$ 500.00
6415	Electricity	\$ 1,128.00	\$ 1,128.00
6420	Water	\$ 8,380.00	\$ 11,850.00
6590	Gate Operations/Maintenance	\$ 7,015.32	\$ 7,015.32
6630	Repairs and Maintenance (hardscape)	\$ -	\$ -
6631	Fence Repair & Maintenance	\$ -	\$ -
7505	Management Fee	\$ 4,600.00	\$ 5,376.00
6632	Capital Reserve Funding	\$ 2,000.00	\$ 2,000.00
Total Other		\$ 23,123.32	\$ 27,369.32

TOTAL EXPENSES	\$ 59,686.82	\$ 73,594.37
NET CASH FLOW	\$ (3,646.82)	\$ (6,054.37)

2022 Capital Expense Budget

Income		2021 Budget	2022 Budget
	Operating-Building Replacement Res.	\$ -	\$ -
5045	Initiation Fees	\$ 4,450.00	\$ 2,950.00
5050	Interest	\$ 500.00	\$ 800.00

Total Income \$ 4,950.00 \$ 3,750.00

Capital Expenses		2021 Budget	2022 Budget
6621-900	Fencing/Parks	\$ -	\$ -
6621-900		\$ -	\$ -
6621-900		\$ -	\$ -
6621-900	Park Improvements	\$ 12,000.00	
6621-900	Fencing	\$ 17,400.00	\$ 17,400.00
6621-900	Community Reserve Study	\$ -	\$ 3,000.00

Total Expenses \$ 29,400.00 \$ 20,400.00

Net Cash Flow \$ (24,450.00) \$ (16,650.00)

REMINDER



Enroll in Portal Payments by 12/31/21

- ❖ As a reminder, **Cd'A Place Master Association will no longer accept online payments via PayLease as of Jan 1, 2022.** To avoid double payment, please cancel any outstanding payments scheduled via PayLease and make other arrangements for the payment of assessments in 2022 (options included herein).
- ❖ The transition to our new online payment platform, the Owner Access Portal (“the Portal”), will conclude on Dec 31, 2021. Through the Portal, we now offer FREE recurring ACH payments (“AutoPay”) for the remittance of HOA assessments! Visa, MasterCard and one-time ACH payments are offered for a nominal fee as follows:
 - Recurring ACH payments (AutoPay) are FREE (must enroll prior to assessment due date)
 - One-time ACH payments are \$2.95 each
 - Visa and MasterCard transactions are \$2.95 + 3.5% each
- ❖ To enroll in AutoPay, you must first register for the Portal. Visit your HOA’s homepage to complete the form “*Request an Invite to the Owner Access Portal*”. Once registered for the Portal, follow the attached AutoPay Instructions to enroll in the new free, recurring ACH payment option. Here are some tips for enrolling in AutoPay:
 - Once enrolled, your first AutoPay payment will be debited from your checking account on the next assessment due date. You must be enrolled BEFORE the assessment due date in order to pay by AutoPay.
 - The Portal does not take into account any outstanding balances or credits remaining on your account with the HOA at the time of AutoPay enrollment. This means that an outstanding balance (if any) must be paid another way, either check by mail or one-time Portal payment.
 - Conversely, any credits that exist on your account with the HOA will not be taken into account when the AutoPay is debited on the next assessment due date; the exact assessment amount will be debited from your checking account regardless of the balance due or lack thereof. Please take this into consideration when enrolling in AutoPay.
- ❖ Alternatively, your HOA accepts check by mail and payment through your financial institution’s online bill pay service. Be sure that all payments include your property address and/or your HOA account number. Cd'A Place Master Association is the payee and the mailing address is at the bottom of this page.
- ❖ Helpful links are detailed on the next page.

REMINDER



Enroll in Portal Payments by 12/31/21

Helpful Links:

Your HOA's homepage: www.cdaplacehoa.com

Your HOA's website is updated regularly with information pertinent to ownership. Records such as governing documents, financial reports and minutes are available for review and download. Links to the Portal, PayLease and other resources are linked to the HOA website homepage.

[Owner Access Portal](#)

The Portal is our new online platform where owners may login to view their assessment account balance, review enforcement actions and pay assessments using a variety of online payment methods including FREE recurring ACH. If you don't have a login, please request an invite via the HOA's website homepage (see above link).

[PayLease Powered by Zego](#)

PayLease is the existing online payment platform that will be discontinued later this year. To avoid double payment, **be sure to cancel any scheduled PayLease payments** and make other arrangements for payment of assessments in 2022.

**Coeur d'Alene Place Master Association
Board of Directors Resolution to Adopt Rules & Regulations
November 2021**

WHEREAS the Association Bylaws Article 4.2 imposes a duty to enforce the provisions set forth in the Governing Documents;

WHEREAS the Master Declaration of Covenants, Conditions and Restrictions Article 8.9 states that no signs shall be displayed to the public view on any Lots or on any portion of the Property, unless first approved by the Architectural Control Committee in its discretion;

WHEREAS Idaho House Bill 503, amending Section 55-115 of Idaho Code, states that no Homeowners Association may prohibit the display of a political sign, though it may adopt reasonable rules, subject to any applicable laws or ordinances, regarding the time, size, place, number, and manner of display of political signs;

WHEREAS Idaho House Bill 503, amending Section 55-115 of Idaho Code, also states that no Homeowners Association may prohibit the display of the flag of the United States of America, the flag of the state of Idaho, a POW/MIA flag, and a flag of any branch of service;

THEREFORE, LET IT BE RESOLVED that the Board of Directors hereby adopts the following policy for the regulation of political signs and flags.

Signage and Flag Policy


For the purpose of this subsection, "political sign" (sign/s) means any fixed, ground-mounted display in support of or in opposition to a candidate for office or a ballot measure. Similarly, "political flag" is defined as any display, intended to be pole-mounted, in support or opposition to a candidate for office or a ballot measure.

- Each home/lot is limited to one sign and one flag per candidate or issue. Signs may be no larger than 18" by 24" (1.5 ft. by 2 ft.). Flags may be no larger than 36" by 60" (3 ft. by 5 ft.).
- Display is limited to 60 days prior to the election date and must be removed within 7 days of certification of the ballot/election results. Signs/flags may be displayed between a primary and general election, if the candidate or ballot measure advances from the primary election to the general election, provided they are not installed more than 60 days prior to the primary election and removed no later than 7 days following publication of the general election results.
- Each home/lot may display the flag of the United States of America, the flag of the State of Idaho, a POW/MIA flag or a flag of any branch of the United States armed forces. The flag of the United States of America and the flag of the state of Idaho shall be displayed in accordance with 4 U.S.C. 5 et seq.

**Coeur d'Alene Place Master Association
Board of Directors Resolution to Adopt Rules & Regulations
November 2021**

- Signs and flags must be maintained in display-quality condition subject to the Board's discretion.
- Signs and flags may be displayed on private homes/lots but may not be displayed or otherwise attached to the common area.
- All other signs and flags are prohibited subject to approval by the Architectural Control Committee.
- The Homeowners Association may remove a political sign or flag as defined in Idaho Code 55-115(5.d).

The above stated Signage Policy shall go into effect upon distribution to the membership. This resolution is made by unanimous written consent of the Board, as designated by each Director's signature below:


DocuSigned by:

58ABE000F3EB4EF...
Tony Delio, Director 11/9/2021
Date


DocuSigned by:

4A7F1018C97E404...
Mary Hammerly, Director 11/9/2021
Date

DocuSigned by:

2CF4G331F2734GD...
Christopher Horgan, Director 11/9/2021
Date

DocuSigned by:

9029D500E9D1462...
Josh Moore, Director 11/8/2021
Date

DocuSigned by:

E965A34BD2644BD...
Mary Ross, Director 11/8/2021
Date

DocuSigned by:

D84E7B77D9D94GB...
Kevin Schneidmiller, Director 11/10/2021
Date