

# Whitehall Community News

July - September 2007

## Whitehall Board and Officers

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Meetings are held on  
the 3<sup>rd</sup> Monday of  
each month at 7:00  
pm. All are  
WELCOME.



MARK YOUR CALENDAR --- the annual Whitehall homeowners meeting is scheduled for 7:00 pm, THURSDAY, SEPTEMBER 20 in the Lewis Room at St. Raphael Catholic Church. You may submit questions to any Board member or to York Properties prior to the annual meeting. The floor will also be open for homeowner questions, comments, and requests.

A 'HEADS UP' ON SEVERAL AGENDA ITEMS FOR THE ANNUAL MEETING ---

① North State loan: Over the past three months, Whitehall homeowners have responded to the Board about North State loan repayment options listed in the previous newsletter. Since June the Board has continued to evaluate balloon payment options in light of comments, ideas, and suggestions provided by homeowners. Just prior to the loan repayment date (August 20, 2007) the Board voted to retire the full outstanding loan balance, including the balloon payment, using funds from Whitehall operating cash and long-term reserve accounts. The rationale for this decision will be fully discussed at the annual meeting, including plans for restoring Whitehall's reserves to adequate levels.

② The proposed budget for fiscal year 2007-2008 is outlined below, along with income and expenses for the most recent 12 months. These are not audited statements. Also, expenses for the next fiscal year are estimates so this is an overview of current Whitehall finances. Two 06-07 expense line items are especially noteworthy: paint prep and bad debt. These amounts will be discussed at the annual meeting.

③ The Board plans to provide audited financial statements at the annual meeting in September. A different audit firm, Joseph P. Roney, CPA PC was appointed by the Board in early August and the annual audit is underway.

MORE --- AGENDA ITEMS FOR THE ANNUAL MEETING --- (CONTINUED)

④ Whitehall operating revenue will increase since we no longer pay monthly principal and interest on the North State Bank loan. Monthly dues will not go down. Part of the additional revenue will be used to strengthen long-term reserves. The balance of additional revenue will be used for necessary and overdue repairs to Whitehall infrastructure. Parking lot and sidewalk repairs are a priority. We have several significant drainage problems that are causing damage to property. Many houses did not have trim painted during the previous paint cycle. Pre-paint prep work will continue to be a major expense. Estimates for parking lot repairs indicate this will also be a major expense.

⑤ Two Board positions are open (three-year terms). Candidates will be presented by the Nominating Committee. PLEASE CONTACT ANY BOARD MEMBER IF YOU ARE INTERESTED IN SERVING ON THE WHITEHALL BOARD. Nominations are also invited from the floor.

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Note: The fiscal 2006-2007 budget and actual amounts below are taken from the accounting system of our property manager, York Properties. They are not audited statements. Also, in an effort to make them more reader/user friendly, I changed several of the terms/line items/headings in Tables 1 and 2. The tables below do not conform to the customary format of Whitehall's audited financial statements however, no numbers have been changed. The certified financial statements scheduled for distribution at the annual meeting will adhere to generally accepted reporting format. – Dianne

**Table 1:  
Comparison of 2006-2007 Budget vs. Actual Expenditures  
Budget for Fiscal Year 2007-2008**

	<b>Budget: Fiscal Year 2006-2007</b>	<b>2006-2007 Actual</b>	<b>Variance</b>	<b>Budget: Fiscal Year 2007-2008</b>
<b>REVENUE</b>				
Dues	510000.00	510000.00	0.00	510000.00
Interest	1700.00	5420.26	-3720.26	3000.00
Late Fees	1700.00	2880.00	-1180.00	
NSF Fees	0.00	250.00	-250.00	
Other	0.00	280.00	-280.00	
<b>Total Revenue</b>	<b>513400.00</b>	<b>518830.26</b>	<b>-5430.26</b>	<b>513000.00</b>
<b>EXPENSES</b>				
<b>UTILITIES</b>				
Electricity	28500.00	24629.78	3870.22	25800.00
Water	3100.00	2620.70	479.30	2900.00
Phone	1400.00	431.55	968.45	600.00
<b>Total Utilities</b>	<b>33000.00</b>	<b>27682.03</b>	<b>5317.97</b>	<b>29300.00</b>
<b>GROUNDS</b>				
Landscape Contract	82080.00	82080.00	0.00	100000.00
General Clean up	6000.00	2015.00	3985.00	3000.00
Tree Pruning	18000.00	5635.00	12365.00	10000.00
Grounds Other	12000.00	1570.00	10430.00	2000.00
Drainage repairs	13500.00	4300.00	9200.00	5000.00
<b>Total Grounds</b>	<b>131580.00</b>	<b>95600.00</b>	<b>35980.00</b>	<b>120000.00</b>

**TABLE 1:  
CONTINUED ON  
NEXT PAGE**

**TABLE 1:  
CONTINUED**

<b>GENERAL MAINTENANCE</b>				
Maintenance & Repair	35000.00	31688.31	3311.69	35000.00
Insurance Claims	0.00	498.46	-498.46	
Electrical	0.00	-118.16	118.16	
Park Lot Lighting	0.00	185.38	-185.38	
Roof/Gutter Repair	2000.00	475.00	1525.00	2000.00
Gutters Clean/repair	8840.00	9705.00	-865.00	13260.00
Roof Replacement	2500.00	0.00	2500.00	
Exterior Painting	100000.00	86122.08	13877.92	100000.00
Painting Prep	25000.00	48625.00	-23625.00	50000.00
Brick Repair-Parking	1000.00	0.00	1000.00	2000.00
Plumbing	2000.00	1208.45	791.55	1500.00
Roofing	2000.00	750.00	1250.00	
Insp. Deck/Fences	1500.00	96.00	1404.00	
Sold Unit Repairs	16000.00	17795.00	-1795.00	20000.00
Mailboxes	500.00	0.00	500.00	
Sidewalk repair	2000.00	3364.76	-1364.76	6490.00
Dumpster	2600.00	2916.27	-316.27	3000.00
Termite Inspection-Annual	6350.00	0.00	6350.00	7000.00
Termite Repairs	8000.00	3985.00	4015.00	5000.00
<b>Total General Maintenance</b>	<b>215290.00</b>	<b>207296.55</b>	<b>7993.45</b>	<b>245250.00</b>
<b>PEST CONTROL</b>	8300.00	6035.00	2265.00	1000.00
<b>Total Pest Control</b>	<b>8300.00</b>	<b>6035.00</b>	<b>2265.00</b>	<b>1000.00</b>
<b>RECREATION</b>				
Pool House Maintenance	220.00	1200.00	-980.00	1000.00
Pool Contract	13500.00	12231.36	1268.64	13500.00
Pool Chemicals	2300.00	2268.32	31.68	2500.00
Pool Repairs	250.00	15048.31	-14798.31	1000.00
Tennis courts	9000.00	10421.14	-1421.14	10500.00
<b>Total Recreation</b>	<b>25270.00</b>	<b>41169.13</b>	<b>-15899.13</b>	<b>28500.00</b>
<b>ADMINISTRATIVE SERVICES</b>				
Supplies	25.00	0.00	25.00	25.00
Postage/Mailing	1500.00	758.26	741.74	1500.00
Printing/Stationary	700.00	324.59	375.41	700.00
Newsletter	720.00	0.00	720.00	720.00
Annual Meeting	200.00	200.00	0.00	200.00
Legal	3000.00	3137.25	-137.25	3000.00
Audit/Acct Fees	2550.00	2360.00	190.00	2550.00
Insurance-General	5275.00	5389.00	-114.00	5275.00
Taxes- Real Estate	0.00	102.51	-102.51	
Management Fees	24480.00	24480.00	0.00	24480.00
Bad Debt Expenses	5000.00	15594.83	-10594.83	
Other Gen.-Admin	3500.00	3021.50	478.50	3500.00
<b>Total Administrative Services</b>	<b>46950.00</b>	<b>55367.94</b>	<b>-8417.94</b>	<b>41950.00</b>
<b>Total Operating Expenses</b>	<b>460390.00</b>	<b>433150.65</b>	<b>27239.35</b>	<b>466000.00</b>
<b>Net of Revenue</b>	<b>53010.00</b>	<b>85679.61</b>	<b>-32669.61</b>	<b>47000.00</b>
North State Bank Loan				
Payments	82083.65	92778.23	-10694.58	17000.00
Interest Expense	18716.35	16249.77	2466.58	
<b>Total Principle and Interest</b>	<b>100800.00</b>	<b>109028.00</b>	<b>-8228.00</b>	<b>17000.00</b>
<b>Net after Principle and Interest</b>	<b>-47790.00</b>	<b>-23348.39</b>	<b>-24441.61</b>	<b>30000.00</b>

**Table 2:  
Comparison of Several Line Items for Upcoming Fiscal Year (07-08) and Previous  
Fiscal Year (06-07)**

		<b>2008 BUDGET</b>	<b>2007 ACTUAL</b>	<b>Difference</b>
1				
2				
3	<b>REVENUE</b>			
4	Dues	510000.00	510000.00	
5	Other Revenue	3000.00	8830.26	
6	<b>Total Revenue</b>	<b>513000.00</b>	<b>518830.26</b>	<b>-5830.26</b>
7				
8	<b>Total Utilities</b>	<b>29300.00</b>	<b>27682.03</b>	<b>1617.97</b>
9				
10	<b>GENERAL MAINTENANCE</b>			
11	Maintenance & Repair	35000.00	31688.31	
12	Gutters Clean	13260.00	9705.00	
13	Exterior Painting	100000.00	86122.08	
14	Painting Prep	50000.00	48625.00	
15	Sold Unit Repairs	20000.00	17795.00	
16	Sidewalk repair	6490.00	3364.76	
17	Other	20500.00	9996.40	
18	<b>Total General Maintenance</b>	<b>245250.00</b>	<b>207296.55</b>	<b>37953.45</b>
19				
20	<b>GROUNDS</b>			
21	<b>Total Grounds</b>	<b>120000.00</b>	<b>95600.00</b>	<b>24400</b>
22				
23	<b>CONTRACT SERVICES</b>			
24	<b>Total Contract Service</b>	<b>1000.00</b>	<b>6,035.00</b>	<b>-5035</b>
25				
26	<b>RECREATION</b>			
27	<b>Total Recreation</b>	<b>28500.00</b>	<b>41169.13</b>	<b>-12669.13</b>
28				
29	<b>ADMIN SERVICES</b>			
30	<b>Total Admin Services</b>	<b>41950.00</b>	<b>55367.94</b>	<b>-13417.94</b>
31				
32	<b>Total Operating Expenses</b>	<b>466000.00</b>	<b>433150.65</b>	32849.35
33				
34	<b>Net of Revenue</b>	<b>47000.00</b>	<b>85679.61</b>	-38679.61
35				
	<b>Principal &amp; Interest</b>			
36	<b>Expense</b>	<b>17000.00</b>	<b>109028.00</b>	<b>-92028</b>
37				
38	<b>Net after P&amp;I</b>	<b>30000.00</b>	<b>-23348.39</b>	<b>53348.39</b>

**Notes:**

Line 6: Reduction of \$ 5,830.26 in revenue for the upcoming fiscal year is due in part to decreased interest income. Also, the timeliness of monthly dues payment by homeowners has improved, with a concurrent decrease in revenue from fines, late fees, and other penalties.

Line 8: Increase of \$ 1,617.97 for utilities is due to anticipated rate and usage.

Line 18: Increase of \$ 37,953.45 for general maintenance is due to anticipated infrastructure repairs.

Line 21: Increase of \$ 24,400 for grounds is due to renewal of current contract in December.

Line 24: Decrease of \$ 5,035 for contract services is due to incorrect journal entry for termite inspection last year. There was no dollar effect.

Line 27: Decrease of \$ 12,669 for recreation is due to the expected life span of pool repairs done in 2007.

Line 30: Decrease of \$ 13,417 for administrative services is due to write off of bad debt during previous fiscal year(s). The current Whitehall Board is committed to aggressive collection efforts and anticipates no bad debt write offs during the upcoming fiscal year.

Line 36: Decrease of \$ 92,028 for principal and interest is due to retirement of the North State Bank loan on August 20, 2007, including the balloon payment.

Line 38: Increase of \$ 53,348 to the 'bottom line' is designated for repairs to Whitehall infrastructure and to strengthen reserves.

IF YOU'RE SWEATING THE POOL CLOSE DATE --- the pool is scheduled to close on Sunday, September 30. Join your friends and beat the heat poolside all the way through to the end of September.

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UPGRADES FOR THE WHITEHALL WEBSITE --- are underway and scheduled for completion in the near future. When complete, WHITEHALLCOMMUNITY.COM will be a current and accurate resource for the Whitehall community.

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TENNIS COURTS --- The Board would appreciate your opinions about our tennis courts, specifically, their value to the Whitehall community and to you personally.

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WINE & CHEESE POOLSIDE:  
A VERY CASUAL EVENING FOR WHITEHALL LADIES

Date: Thursday, September 6

Time: 7:00 pm

Where: Whitehall Pool



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Come and kick back for a few minutes, or a few hours . . . . . visit with familiar friends and meet ladies new to Whitehall. Ice will be provided poolside but that's all. So for yourself, and a little to share, BRING:

- Wine or beverage of choice, in a non-breakable cup or container
- Crackers & cheese
- Candle (no glass containers)
- Cushion, or something soft to sit on
- Sweater, swimsuit, whatever .....

Questions?? Call MJ McDonald at 790.0640

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\*\* North Carolina law prohibits glass inside the fenced area surrounding our pool \*\*

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WHITEHALL RULES & REGULATIONS --- have recently been reviewed and updated by the Board to reflect current life in Whitehall. Changes will be included in the next newsletter. A complete copy of the current Whitehall Rules & Regulations will also be posted on the website.

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SPECIAL THANKS TO THE PICNIC TEAM 🇺🇸🇺🇸🇺🇸🇺🇸 --- Rita, Deanne, Sharon, Don, Kris, Glenn, Cindy, Ron, Rick for the truck, Belvin and Mickey for expert manning of the grills. Your hard work is much appreciated. Picnic photos will be featured on the website soon.

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**Annual Meeting:  
Thursday, September 20, 2007**

**St. Raphael Catholic Church  
Lewis Room  
7:00 pm**

For questions or issues to include in our quarterly newsletter, please contact Dianne Reinoso at 878.9787 or [dreinoso@bellsouth.net](mailto:dreinoso@bellsouth.net).