



Annual Meeting Agenda

Monday, June 3, 2024

Via Zoom ID: 879 2571 2392, Passcode: 438827

- 1) Welcome & Introductions**
- 2) Proof of Notice**
 - a. Sent Via Mail & Email**
- 3) No Previous Meeting Minutes**
- 4) Financial Statements**
 - a. 2023 Year End**
 - b. 2024 Budget**
- 5) Committee Reports**
 - a. Events**
 - b. Neighborhood Watch**
- 6) Development Update**
- 7) General Questions**



Balance Sheet

For the Period Ending December 31, 2023

Assets

Current Assets

Cash

Cash: Operating Account (SW) \$ 110,501.88

Cash: Operating Account (WTB) \$ 39,192.65

Receivables

Accounts Receivable \$ 2,250.00

Total Current Assets \$ 151,944.53

Liabilities and Equity

Current Liabilities

Accounts Payable \$ -

Prepaid & Unapplied Credits \$ 5,750.04

Total Current Liabilities \$ 5,750.04

Equity

Retained Earnings \$ 13,757.57

Net Income \$ 132,436.92

Total Equity \$ 146,194.49

Total Liabilities & Equity \$ 151,944.53



2023 Income Statement & 2024 Budget

	2023 Actuals	2023 Budget \$900	2024 Budget \$900
Income from Operations:			
Regular Assessment Income	\$ 100,632.44	\$ 28,650.00	\$ 107,175.00 <i>118</i>
Late/NSF Fees	\$ -		\$ -
Setup Fees \$500	\$ 50,500.00	\$ 11,200.00	\$ 1,000.00 <i>2</i>
Transfer Fees \$250	\$ 17,500.00	\$ -	\$ -
Clubhouse Rental Fee	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ 250.00	\$ -
Income from Operations	\$ 168,632.44	\$ 40,100.00	\$ 108,175.00
Operating Expenses:			
State Income Tax	\$ 30.00	\$ 30.00	\$ 30.00
Liability Insurance	\$ 1,181.00	\$ 3,500.00	\$ 3,500.00
D&O Insurance	\$ -	\$ -	\$ -
Electricity	\$ 2,612.52	\$ 6,950.00	\$ 5,550.00
Natural Gas	\$ -	\$ -	\$ 2,280.00
Water	\$ -	\$ -	\$ 200.00
Sewer	\$ -	\$ -	\$ 240.00
Trash Removal	\$ -	\$ -	\$ 120.00
HVAC	\$ -	\$ -	\$ -
Janitorial Contract	\$ -	\$ -	\$ 6,770.00
Janitorial Supplies	\$ -	\$ -	\$ 1,000.00
Pool Maintenance & Supplies	\$ -	\$ -	\$ 12,995.00
Miscellaneous Repairs & Maint.	\$ 298.53	\$ -	\$ 1,600.00
Extermination	\$ -	\$ 1,000.00	\$ 716.00
Irrigation Water	\$ 1,492.60	\$ 5,000.00	\$ 5,000.00
Pond Maintenance	\$ 1,862.00	\$ -	\$ 2,100.00
General Maintenance Grounds	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 11,759.00	\$ 30,000.00	\$ 36,000.00
Lighting Repair & Maintenance	\$ -	\$ -	\$ 4,500.00
Snow Removal	\$ 100.00	\$ 2,000.00	\$ 2,000.00
Playground Maintenance	\$ -	\$ -	\$ -
Irrigation System Repair & Maint.	\$ 1,395.00	\$ 3,000.00	\$ 3,000.00
Security System Repair & Maint.	\$ -	\$ -	\$ 800.00
Phone Lines	\$ -	\$ -	\$ 700.00
Signs & Web Fees	\$ 307.19	\$ -	\$ 480.00
Community Events	\$ 19.44	\$ 100.00	\$ 600.00
Property Management Fees	\$ 15,138.24	\$ 4,010.00	\$ 10,817.50
Total Operating Expenses	\$ 36,195.52	\$ 55,590.00	\$ 100,998.50
Net Income (Loss)	\$ 132,436.92	\$ (15,490.00)	\$ 7,176.50