



**2023
Annual HOA Membership
Meeting**



Current Board Members

Mike Marshall – Pres.
Jordan Wheatley

Tony Crumpton – Vice-Pres.
Robert Cobb

Tom Keisling – Sec/Treas.
Jone Fisher

Agenda

Call to Order

Board Report

Irrigation Issues

Electrical Issues

Election

Assessments

Directors

Financial Reports

Proposed 2024 Budget

Landscaping

Insurance

Capital Projects

New Business

Adjourn



BOARD REPORT

- Irrigation Issues
- Electrical Issues



Major Infrastructure Repairs Performed in last 5 years

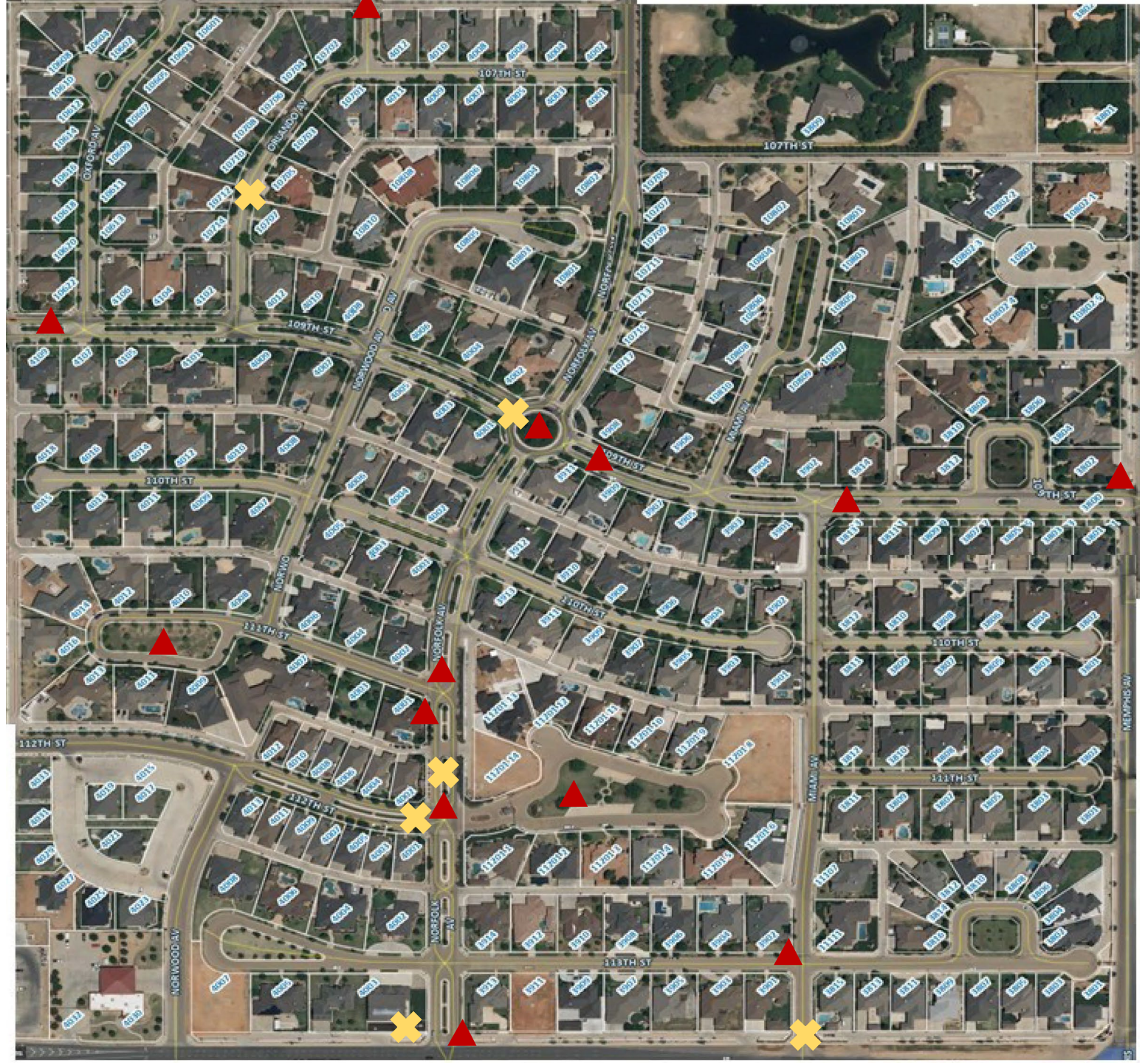


Represents a water line repair
13 main line breaks



Represents an electrical repair

Orchard Park's first phase of infrastructure was installed in early 2007.









ELECTIONS



Proposition 1
2024 HOA Dues and Budget Approval

Increase the current dues from \$750 to \$1,000



Proposition 2
2024 HOA DIRECTORS
Sarah Bevers
Tom Keisling, incumbent
Mike Marshall, incumbent
David Simek



FINANCIAL REPORTS



Balance Sheet

Accrual Basis

Assets	12/31/2019	12/31/2020	12/31/2021	12/31/2022	11/30/2023
Current Asset					
FB&T - Orchard Park HOA	\$ 87,844.00	\$ 87,898.66	\$ 87,942.58	\$ 160,806.18	\$ 155,535.94
First Capital Bank - Orchard Park	4,112.39	24,545.66	30,509.63	58,705.83	9,055.18
Accounts Receivable	1,546.56	494.75	579.28	3,171.97	1,721.12
Total Current Asset	\$ 93,502.95	\$ 112,939.07	\$ 119,031.49	\$ 222,683.98	\$166,312.24
Total Assets	\$ 93,502.95	\$ 112,939.07	\$ 119,031.49	\$ 222,683.98	\$166,312.24
Liabilities					
Accounts Payable	\$ 36,211.96	\$ 43,432.66	\$ 19,327.17	\$ 64,596.38	\$ -
Total Liabilities	\$ 36,211.96	\$ 43,432.66	\$ 19,327.17	\$ 64,596.38	\$ -
Equity					
Retained Earnings	\$ 89,159.76	\$ 57,290.99	\$ 69,506.41	\$ 99,704.32	\$ 158,087.60
Net Income	(31,868.77)	12,215.42	30,197.91	58,383.28	8,224.64
Total Equity	\$ 57,290.99	\$ 69,506.41	\$ 99,704.32	\$ 158,087.60	\$166,312.24
Total Liabilities & Equity	\$ 93,502.95	\$ 112,939.07	\$ 119,031.49	\$ 222,683.98	\$166,312.24

Statement of Revenues and Expenditures 2020 - 2023 YTD thru 11/30/2022 Cash Basis

2022 Special Assessment Fee -
\$400/lot
Amount Collected - \$98,654.98

	2021	2022	2023 thru 11/30/2023
	Annual Dues = \$750 & Special		
	Annual Dues = \$750	Assessment = \$400	Annual Dues = \$750
Revenues			
Association Fee Income - Enclave 14 Lots	\$ 21,000.00	\$ 24,000.00	\$ 6,000.00
Association Fee Income 233 Lots	175,736.62	215,842.41	129,198.00
Total for Association Fee Income	\$ 196,736.62	\$ 239,842.41	\$ 135,198.00
Association Late Fee Income	1,472.03	1,331.19	2,526.58
Convenience Fees - Associations		74.58	
Interest Income	43.92	363.97	1,729.76
Other Income	564.95	950.00	875.00
Uncollectible Accounts			
Total for Revenue	\$ 198,817.52	\$ 242,562.15	\$ 140,329.34
Expenditures			
Bank Fees	\$ 146.27	\$ 20.33	\$ 63.78
Computer & Internet Expenses		494.59	153.38
Insurance	8,445.00	8,725.00	8,926.20
Landscaping	98,099.87	79,830.00	80,912.95
Landscaping - Enclave		26,785.23	9,120.82
Landscaping - Irrigation Repairs		3,901.07	12,619.65
Landscaping - Flowerbeds	-	33,528.99	18,355.75
Landscaping - Tree Trimming			
Legal and Professional Fees	37.00	67.00	120.50
Management Fees	21,000.00	21,000.00	19,250.00
Other Expenses	-	-	299.00
Postage and Delivery	688.96	378.85	410.40
Property Taxes	-	1,663.94	1,610.05
Repairs	4,942.76	4,389.90	6,422.25
Repairs - Enclave	1,000.00	6,692.00	
Special Events	813.26	776.84	
Holiday Lighting	4,700.00	10,615.95	4,700.00
Special Improvement Projects	26,639.97	17,125.00	
Supplies	609.65	566.74	830.98
Supplies - Enclave	192.97	152.52	628.87
Utilities	11,127.19	14,766.91	10,260.63
Utilities - Enclave	2,066.73	721.12	2,966.73
Total Expenditures	\$ 180,509.63	\$ 232,201.98	\$ 177,651.94
Excess of Estimated Revenue over Appropriations	\$ 18,307.89	\$ 10,360.17	\$ (37,322.60)
Capital Improvements Reserves - Special Assessment	\$0.00	\$90,699.63	\$755.35
Less: Capital Improvement Projects	\$0.00	\$0.00	\$18,357.10
Appropriations and Capital Improvements	\$18,307.89	\$101,059.80	(\$54,924.35)

Budget vs. Actual 2020 - 2023 YTD thru 11/30/2022 Cash Basis

2022 Special Assessment Fee -
\$400/lot
Amount Collected - \$98,654.98

Revenues

Association Fee Income - Enclave 14 Lots
Association Fee Income 233 Lots
Total for Association Fee Income
Association Late Fee Income
Convenience Fees - Associations
Interest Income
Other Income
Uncollectible Accounts
Total for Revenue

Expenditures

Bank Fees
Computer & Internet Expenses
Insurance
Landscaping
Landscaping - Enclave
Landscaping - Irrigation Repairs
Landscaping - Flowerbeds
Landscaping - Tree Trimming
Legal and Professional Fees
Management Fees
Other Expenses
Postage and Delivery
Property Taxes
Repairs
Repairs - Enclave
Special Events
Holiday Lighting
Special Improvement Projects
Supplies
Supplies - Enclave
Utilities
Utilities - Enclave
Total Expenditures

Excess of Estimated Revenue over Appropriations

Capital Improvements Reserves - Special Assessment
Less: Capital Improvement Projects
Appropriations and Capital Improvements

	2022 Budget	2022	2023 Budget	2023 thru 11/30/2023	2024 Budget
	Annual Dues = \$750 & Special				
	Annual Dues = \$750	Assessment = \$400	Annual Dues = \$750	Annual Dues = \$750	Annual Dues = \$1000
Association Fee Income - Enclave 14 Lots	\$ 21,000.00	\$ 24,000.00	\$ 21,000.00	\$ 6,000.00	\$ 28,000.00
Association Fee Income 233 Lots	174,750.00	215,842.41	174,750.00	129,198.00	233,000.00
Total for Association Fee Income	\$ 195,750.00	\$ 239,842.41	\$ 195,750.00	\$ 135,198.00	\$ 261,000.00
Association Late Fee Income	500.00	1,331.19	500.00	2,526.58	500.00
Convenience Fees - Associations	60.00	74.58	60.00		60.00
Interest Income	150.00	363.97	150.00	1,729.76	150.00
Other Income		950.00		875.00	
Uncollectible Accounts	(1,827.00)		(1,827.00)		(1,305.00)
Total for Revenue	\$ 194,633.00	\$ 242,562.15	\$ 194,633.00	\$ 140,329.34	\$ 260,405.00
Expenditures					
Bank Fees	\$ 150.00	\$ 20.33	\$ 150.00	\$ 63.78	\$ 100.00
Computer & Internet Expenses	100.00	494.59	500.00	153.38	250.00
Insurance	8,500.00	8,725.00	8,800.00	8,926.20	9,800.00
Landscaping	93,000.00	79,830.00	98,000.00	80,912.95	102,592.00
Landscaping - Enclave		26,785.23		9,120.82	11,400.00
Landscaping - Irrigation Repairs		3,901.07		12,619.65	10,000.00
Landscaping - Flowerbeds	6,000.00	33,528.99	20,000.00	18,355.75	22,000.00
Landscaping - Tree Trimming					22,300.00
Legal and Professional Fees	550.00	67.00	1,000.00	120.50	1,000.00
Management Fees	21,000.00	21,000.00	21,000.00	19,250.00	21,000.00
Other Expenses	500.00	-	500.00	299.00	450.00
Postage and Delivery	500.00	378.85	500.00	410.40	500.00
Property Taxes	1,800.00	1,663.94	1,800.00	1,610.05	1,800.00
Repairs	5,000.00	4,389.90	8,500.00	6,422.25	8,500.00
Repairs - Enclave	2,000.00	6,692.00	-		1,000.00
Special Events	2,500.00	776.84	2,000.00		-
Holiday Lighting	5,000.00	10,615.95	6,000.00	4,700.00	5,500.00
Special Improvement Projects	25,000.00	17,125.00			-
Supplies	2,000.00	566.74	1,000.00	830.98	1,000.00
Supplies - Enclave	500.00	152.52	-	628.87	500.00
Utilities	12,000.00	14,766.91	15,000.00	10,260.63	17,000.00
Utilities - Enclave	2,000.00	721.12	2,000.00	2,966.73	3,500.00
Total Expenditures	\$ 188,220.00	\$ 232,201.98	\$ 186,870.00	\$ 177,651.94	\$ 240,312.00
Excess of Estimated Revenue over Appropriations	\$ 6,413.00	\$ 10,360.17	\$ 7,763.00	\$ (37,322.60)	\$ 20,093.00
Capital Improvements Reserves - Special Assessment	\$98,800.00	\$90,699.63	\$0.00	\$755.35	\$0.00
Less: Capital Improvement Projects	\$0.00	\$0.00	(\$7,500.00)	\$18,357.10	(\$20,000.00)
Appropriations and Capital Improvements	\$105,213.00	\$101,059.80	\$263.00	(\$54,924.35)	\$93.00



Budget Comparison 2022 – 2024

	2022 Budget	2023 Budget	2024 Budget
Revenues			
Association Fee Income - Enclave 14 Lots	Annual Dues = \$750 \$ 21,000.00	Annual Dues = \$750 \$ 21,000.00	Annual Dues = \$1000 \$ 28,000.00
Association Fee Income 233 Lots	174,750.00	174,750.00	233,000.00
Total for Association Fee Income	\$ 195,750.00	\$ 195,750.00	\$ 261,000.00
Association Late Fee Income	500.00	500.00	500.00
Convenience Fees - Associations	60.00	60.00	60.00
Interest Income	150.00	150.00	150.00
Other Income			
Uncollectible Accounts	(1,827.00)	(1,827.00)	(1,305.00)
Total for Revenue	\$ 194,633.00	\$ 194,633.00	\$ 260,405.00
Expenditures			
Bank Fees	\$ 150.00	\$ 150.00	\$ 100.00
Computer & Internet Expenses	100.00	500.00	250.00
Insurance	8,500.00	8,800.00	9,800.00
Landscaping	93,000.00	98,000.00	102,592.00
Landscaping - Enclave			11,400.00
Landscaping - Irrigation Repairs			10,000.00
Landscaping - Flowerbeds	6,000.00	20,000.00	22,000.00
Landscaping - Tree Trimming			22,300.00
Legal and Professional Fees	550.00	1,000.00	1,000.00
Management Fees	21,000.00	21,000.00	21,000.00
Other Expenses	500.00	500.00	450.00
Postage and Delivery	500.00	500.00	500.00
Property Taxes	1,800.00	1,800.00	1,800.00
Repairs	5,000.00	8,500.00	8,500.00
Repairs - Enclave	2,000.00	-	1,000.00
Special Events	2,500.00	2,000.00	-
Holiday Lighting	5,000.00	6,000.00	5,500.00
Special Improvement Projects	25,000.00		-
Supplies	2,000.00	1,000.00	1,000.00
Supplies - Enclave	500.00	-	500.00
Utilities	12,000.00	15,000.00	17,000.00
Utilities - Enclave	2,000.00	2,000.00	3,500.00
Total Expenditures	\$ 188,220.00	\$ 186,870.00	\$ 240,312.00
Excess of Estimated Revenue over Appropriations	\$ 6,413.00	\$ 7,763.00	\$ 20,093.00
Capital Improvements Reserves - Special Assessment	\$98,800.00	\$0.00	\$0.00
Less: Capital Improvement Projects	\$0.00	\$7,500.00	\$20,000.00
Appropriations and Capital Improvements	\$105,213.00	\$263.00	\$93.00

SCHEDULE OF FEES

CURRENT

2023 Annual Dues	\$750.00
Transfer Fee	\$300.00
Initial Late Fee – February 1, 2023	\$ 50.00
Monthly Late Fee	\$ 10.00
Collection Fee	\$250.00
Monthly Accrual Rate	18% APR

PROPOSED for 2024

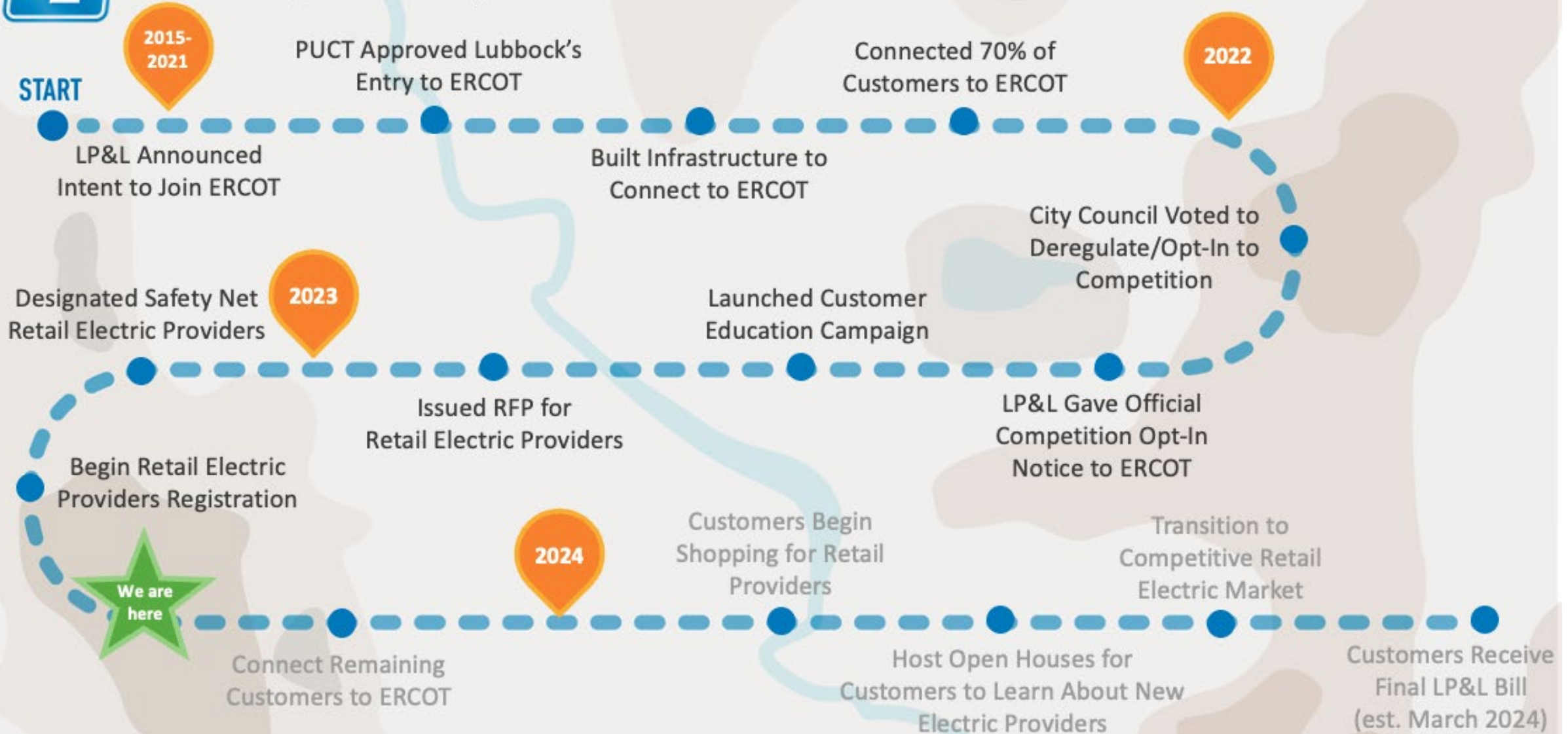
2024 Annual Dues	\$1,000.00
Transfer Fee	\$300.00
Initial Late Fee – February 1, 2024	\$ 50.00
Monthly Late Fee	\$ 10.00
Collection Fee	\$250.00
Monthly Accrual Rate	18% APR



NEW BUSINESS



Journey to Competition



Questions



Texas Hawkize Property Mgmt
9117 Milwaukee Ave. Ste. #600
Lubbock, TX 79424
