

Pinery Pointe Filing 20 Homeowners' Association

November 9, 2023

6:30PM

Homeowners Annual Meeting

- 1 - Welcome – Call to Order
- 2 - Reminder – Sign Attendance Record and hand in proxies
 - a) Quorum is required at this meeting
- 3 - Introduction of Board
- 4 - Introductions of Homeowners
- 5 - Treasurer's Report
- 6 - Presentation and ratification of 2024 budget
- 7 - Accomplishments and Challenges for 2023
- 8 - Future Direction of the HOA Board and what it means for the Community
- 9 - Discussion
- 10 - Board Member Election / Appointment
- 11 - Adjournment

4:02 PM

11/05/23

Accrual Basis

Pinery Pointe Filing 20 HOA
Revenues & Expenses
 January through October 2023

	Jan - Oct 23
Ordinary Income/Expense	
Income	
5010 · Assessment Fees	35,192.16
5011 · Overpayment Prior Year	7.84
5020 · Interest Earned	2.17
5025 · Transfer Fees	200.00
5030 · Late Fees	139.22
Total Income	35,541.39
Gross Profit	35,541.39
Expense	
6040 · HOA Registrations	40.00
6050 · Professional Fees	
6055 · Accounting/Tax	200.00
Total 6050 · Professional Fees	200.00
6148 · Community Benefit	72.08
6220 · Hughes Landscaping	
6220.1 · Lawn Maintenance	2,587.50
6220.2 · Weed Control	575.40
6220.3 · Sprinkler Repair	1,232.58
6220.4 · Fertilize	80.00
6220.5 · Aeration	85.00
6220.7 · Detention Pond Mowing	817.50
Total 6220 · Hughes Landscaping	5,377.98
6228 · Liability Insurance	876.00
6250 · Postage & Stamps	55.10
6252 · Web Site Fees	61.90
6255 · Front Entrance Fee	3,840.00
6266 · Front Entrance Maintenance	620.25
6350 · HBS Trash	10,784.00
6400 · Utilities	
6450 · Pinery Water	851.43
6460 · CORE Electric	295.85
Total 6400 · Utilities	1,147.28
Total Expense	23,074.59
Net Ordinary Income	12,466.80
Net Income	12,466.80

Pinery Pointe Filing 20 HOA
Balance Sheet
As of Oct 2023

REVENUE

Bank Assets	
Checking	15,937.38
Savings	<u>26,281.51</u>
Total	<u>42,218.89</u>

TOTAL CURRENT REVENUE **42,218.89**

FUND BALANCES

Detention Pond Reserve Fund	25,148.11
Working Capital	2,000.00
Tree Replacement Fund	7,070.78
Front Entrance Landscaping	<u>8,000.00</u>

TOTAL FUND BALANCE **42,218.89**

TOTAL REVENUE **42,218.89**

4:06 PM

11/05/23

Accrual Basis

Pinery Pointe Filing 20 HOA
Budget vs. Actual
January 1 through October 31, 2023

	Jan - Oct 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
5010 · Assessment Fees	35,192.16	35,200.00	-7.84	100.0%
5011 · Overpayment Prior Year	7.84			
5020 · Interest Earned	2.17			
5025 · Transfer Fees	200.00			
5030 · Late Fees	139.22			
Total Income	35,541.39	35,200.00	341.39	101.0%
Gross Profit	35,541.39	35,200.00	341.39	101.0%
Expense				
6040 · HOA Registrations	40.00	45.00	-5.00	88.9%
6050 · Professional Fees				
6055 · Accounting/Tax	200.00	300.00	-100.00	66.7%
6065 · Legal Fees	0.00	1,000.00	-1,000.00	0.0%
Total 6050 · Professional Fees	200.00	1,300.00	-1,100.00	15.4%
6148 · Community Benefit	72.08			
6220 · Hughes Landscaping				
6220.1 · Lawn Maintenance	2,587.50			
6220.2 · Weed Control	575.40			
6220.3 · Sprinkler Repair	1,232.58			
6220.4 · Fertilize	80.00			
6220.5 · Aeration	85.00			
6220.7 · Detention Pond Mowing	817.50			
6220 · Hughes Landscaping - Other	0.00	6,500.00	-6,500.00	0.0%
Total 6220 · Hughes Landscaping	5,377.98	6,500.00	-1,122.02	82.7%
6228 · Liability Insurance	876.00	825.00	51.00	106.2%
6245 · Office Supplies	0.00	30.00	-30.00	0.0%
6250 · Postage & Stamps	55.10	150.00	-94.90	36.7%
6252 · Web Site Fees	61.90	837.00	-775.10	7.4%
6255 · Front Entrance Fee	3,840.00	3,840.00	0.00	100.0%
6266 · Front Entrance Maintenance	620.25	2,500.00	-1,879.75	24.8%
6268 · Detention Pond Maintenance	0.00	3,500.00	-3,500.00	0.0%
6350 · HBS Trash	10,784.00	13,248.00	-2,464.00	81.4%
6400 · Utilities				
6450 · Pinery Water	851.43	2,000.00	-1,148.57	42.6%
6460 · CORE Electric	295.85	425.00	-129.15	69.6%
Total 6400 · Utilities	1,147.28	2,425.00	-1,277.72	47.3%
Total Expense	23,074.59	35,200.00	-12,125.41	65.6%
Net Ordinary Income	12,466.80	0.00	12,466.80	100.0%
Net Income	12,466.80	0.00	12,466.80	100.0%

Pinery Pointe Filing 20 HOA
2024 Proposed Budget

Revenue Total	Comments			
	Budget 2023	Actual 2023	Budget 2024	
5010 - Assessment Fees	\$35,200.00	\$35,200.00	\$35,200.00	Annual HOA Dues
	\$35,200.00	\$35,200.00	\$35,200.00	
Expenses				
	Budget 2023	Actual 2023	Budget 2024	
6040 - State HOA Registration	\$45.00	\$40.00	\$40.00	DORA & SOS Filing
6050 - Professional Fees				
6055 - Accountant / Tax	\$300.00	\$200.00	\$300.00	Tax Filing
6065 - Legal Fees	\$1,000.00	\$0.00	\$1,000.00	
6148 - Community Benefit	\$0.00	\$0.00	\$1,000.00	Mailbox / Sign Paint
6222 - Hughes Landscaping	\$6,500.00	\$590.00	\$5,428.00	Projects/Repairs 2024
6228 - Liability Insurance	\$825.00	\$775.00	\$825.00	Renewal - Jan 2024 (estimate)
6245 - Office Supplies	\$30.00	\$0.00	\$30.00	
6250 - Postage/Stamps	\$150.00	\$0.00	\$300.00	PO Box Rental & Stamps for Invoices
6252 - Website Fees	\$837.00	\$335.76	\$100.00	GoDaddy - Linux Hosting Renewal 2023
6255 - Front Entrance Fee	\$3,840.00	\$3,840.00	\$3,840.00	Payable to The Pinery
6265 - Sprinkler Repair/Maintenance			\$0.00	*Hughes & Front Entrance Maintenance
6266 - Front Entrance Maintenance	\$2,500.00	\$0.00	\$2,500.00	Planting / Maintenance
6268 - Detention Pond Maintenance	\$3,500.00	\$0.00	\$3,500.00	
6350 - HBS Trash	\$13,248.00	\$12,992.00	\$13,912.00	
6400 - Utilities				
6450 - Pinery Water	\$2,000.00	\$354.90	\$2,000.00	
6460 - CORE Electric	\$425.00	\$217.56	\$425.00	
Total	\$35,200.00	\$19,345.22	\$35,200.00	