

MISSION HILLS PROPERTY OWNER'S ASSOCIATION

MHPOA519@gmail.com

Owners' 2023 Annual Meeting

Thursday, March 16, 2023

MINUTES

ORDER OF BUSINESS:

I. CALL TO ORDER:

- a. David Wheeler, President called the meeting to order at 5:14pm. Attendees were acknowledged and thanked for coming.
- b. The meeting was held at Prescott Public Library, Founder Suite B, 215 E Goodwin Street, Prescott, AZ 86303
- c. AGENDA was provided to all in attendance. Attached to the Agenda were the 2022 Annual Meeting Minutes, the Duties & Responsibilities of each Board Member, the 2022 MHPOA Banking Summary, Income/Expense Report, and the 2021-2022 Comparison Report

II. ATTENDANCE:

- a. All of the Board Members:
 - i. David Wheeler, President Email: djwheel41@gmail.com (928) 925-9307
 - ii. Don McChesney, Vice President Email: dmcches@gmail.com (928) 710-2880
 - iii. Kimberly Stiller, Treasurer/Secretary Email: kastiller@ProtonMail.com Cell/Text: (818) 335-8968
- b. MHPOA OWNERS PRESENT: Kevin Shuster, Paul Edmonson, Suzanne & John Shirley, Dane Mortensen, Mary & Richard Kelly, Jackie Wheeler and Greg Barstad.
- c. Zoom--A Remote meeting was attempted and unsuccessful at the location.

III. A QUORUM is ESTABLISHED

IV. NOTICE OF ANNUAL MEETING:

- a. Notice to the Owners was published by way of email on 2/16/2023; 3/7/2023, 3/15/2023; 3/16/2023.
- b. UNANIMOUS APPROVAL OF 2022 ANNUAL MINUTES BY THE BOARD. A motion was made by Don McChesney and seconded by Kimberly Stille to accept the 2022 MHPOA ANNUAL MINUTES. The vote passed unanimously. A copy of the approved Minutes had already been published to the Owners 86/2022.

V. PRESIDENT'S REPORT: David was acknowledged and thanked for his many years of service to the MHPOA. David briefly recapped the continued effort of the Board to increase communication and transparency with the Owners over the last year related to matters of the budget, general road maintenance and splitting the costs with the condo community, the AZ Corporation Commission, and offered everyone the current planned community statues binder for 2022-2023.

VI. SECRETARY'S REPORT: Kimberly shared the Meetings Log for 2022 which were, 03/24/2022 Annual Meeting, 8/05/2022 Open Board Meeting, 9/28/2022 Meeting of MHPOA Owners to Count the Vote for Proposed 1st Amendment, 11/11/2022 Open Board Meeting. Election Results for Proposed 1st Amendment: New Purchase Capital Contribution Assessment—FAILED TO PASS. Needed 67% (18) to Vote Yes. Received 21 Ballots for 27 Lots. 17 YES VOTES. 4 NO VOTES. The 11-15-2022 MHPOA Resolution to Increase Transfer Fee from \$20.00 to \$200.00 was passed around for Owners review. Pullium Drive & Douglas Lane Reconstruction Project-from Willow Creek to Demerse Ave. Brief discussion on the various Responsibilities/Duties for the individual positions of MHPOA Board of Directors.

VII. TREASURER'S REPORT 2023 Annual Assessments Report -100% Collected Total of \$8,150.00. Escrow-Lots 16, 20 & 21 SOLD in 2022. Total Transfer Fees: \$220.00 collected for Lots 16 & 20. Outstanding \$20.00 for Lot 21. Financial Banking Year End Total for 2022 was \$36,758.14. Proposed 2023 Budget—MUST RAISE THE ANNUAL ASSESSMENT. Budget Matters, Bills/Invoices, etc. Jonny's Tree & Landscaping Invoice #17498 for \$787.50. Turco Check has not cleared for

\$2,839.00. Carpenter Hazelwood Check has not cleared for \$1,472.00. BMO Harris Bank Account Statements were made available and provided to anyone who wished to see them—Total MHPOA Balance as of 3/16/2023 is \$35,187.78. A second account, should be opened and designated as a reserve account for emergencies. Three Financial Reports were provided to the Members: 2022 MHPOA Banking Summary, MHPOA Income/Expense Report with Itemized Categories 2022, and MHPOA 2021-2022 Comparison Report, attached herein.

VIII. ARCHITECTURAL COMMITTEE UPDATE: Don McChesney the Chairman of the Committee reported the following: The Members of the ARC Committee are: Jim Ward, Don McChesney, Dane Mortensen and Newest Volunteer, Scott Acklin. We have outstanding invoices with Jonny's Landscaping for Snow removal. Landscaping of Common areas increased in 2022. Increased expenses in 2022 for roads, snow and landscaping compared to 2021, see Treasurers attached reports. Expecting additional increased expenses for 2023, especially in relation to splitting the road maintenance with the Condos. General weed clearance for all Lots and the ongoing Brush/Weed Clearance for Firewise stressed for all Vacant Land Lots: 17, 21, 23, 25, 28, 29, 30, 31.

IX. OLD BUSINESS: . Discussion continued in regards to the **NEED TO INCREASE MHPOA RESERVES.** The estimate to repave only our roads in the future would be upwards of \$380,000.00, per an estimate from Turco, our preferred company that currently maintains and seals only our roads, not the shared road or the condos roads. The first way to increase reserves is to immediately raise the annual assessments per Section 5.6 of the CCRs. A motion was made by Don McChesney and seconded by David Wheeler to immediately increase, per the CCRs to \$323.10 per Lot. Therefore, the 2024 MHPOA ANNUAL ASSESSMENTS is to be increased per the CCRs to \$323.10 per Lot. Kimberly Stiller to publish notice with resolution on 8/31/2023 both electronically and by USPS to ALL Owners, 10% Late Fee if received after 9/30/2023. An extensive discussion about the need to increase the MHPOA reserves did take place between the Owners and the Board Members that resulted in identifying that a new Proposed 1st Amendment should be drafted and mailed out to the Owners to vote on an official change to the CCRs in order to increase the Annual Assessment significantly greater than the current allowed percentage. Further discussion resulted in identifying several more ways to potentially increase revenues which were to resend out for Owners Vote the "Proposed Capital Assessment" for new buyers, and then possibly a limited 10% increase of annual assessments, and lastly exercising a Special Assessment for up to \$14,222 per Lot. A motion was made by Don McChesney and seconded by David Wheeler to draft a new Proposed 1st Amendment and mailed out to the Owners to vote on an official change to the CCRs in order to increase the Annual Assessment significantly greater than the current allowed percentage. The vote passed unanimously. Job Descriptions were published to the Owners, attached herein, in order to identify the Responsibilities for each of the Board Positions. CCRs Review Committee of Kimberly Stiller, David Wheeler and John Shirley were unable to meet in order to begin to go through the original Establishment Documents of the MHPOA and make a master list of all of the Sections that are either superseded by AZ Law, outdated, or otherwise need to be removed by a VOTE of The Members.

X. NEW BUSINESS: VOTE Tally of the 2023 Board of Directors Election— A total of 18 Votes were submitted. Greg Barstad did tally the votes, Kevin Shuster signed a a witness as did the Board Members as Kimberly Stiller opened and read them. Ethan Wolfinger was elected by all 18 Votes submitted unanimously.

XI. NEXT MEETING: TBD

XII. ADJOURNMENT: THE MEETING WAS ADJOURNED AT 5:34 P.M. A motion was made by David Wheeler and seconded by Don McChesney to end the meeting. The vote passed unanimously.

Closing Statement: The Secretary does submit the above record of Minutes for the 3rd Quarter Open Board Meeting of MHPOA on this day, 7th day of December 2023.

Signed



Kimberly Stiller, Secretary, MHPOA

MISSION HILLS PROPERTY OWNER'S ASSOCIATION

MHPOA519@gmail.com

Owners' 2023 Annual Meeting

Thursday, March 16, 2023

Physical Location: Prescott Public Library, Founder Suite B, 215 E Goodwin Street, Prescott, AZ 86303

Remotely Join Zoom Meeting

<https://us06web.zoom.us/j/83930435836?pwd=RXppRWsrd0wwUkdITis0MFFHWWJ1dz09>

5:00 PM

AGENDA

1. Call Meeting to Order (8:10 a.m.)
2. Physical Attendance/Remote Attendance via ZOOM:
3. Establish a Quorum
4. Approval of the Review and Approval of 2022 Annual Meeting Minutes
5. President's Report-David Wheeler
6. Secretary's Report-Kimberly Stiller
 - a. Meetings Log for 2022
 - b. Election Results for Proposed 1st Amendment: New Purchase Capital Contribution Assessment
 - c. Job Description/Duties for MHPOA Board of Directors
7. Treasurer's Report-Kimberly Stiller
 - a. 2023 Annual Assessments Report
 - b. Financial Summary for 2022
 - c. Proposed 2023 Budget
 - d. Budget Matters, Bills/Invoices, etc.
 - e. BMO Harris Bank Account Statements
8. Architectural Committee Report/Update-Chairman Don McChesney, VP
 - a. Compliance
 - b. Street Repairs
9. Old Business
 - a. Continued Discussion on how to Increase Reserve Account
 - b. Property Transfer Fees
10. New Business
 - a. VOTE Tally of 2023 Board of Director Election-Kimberly Stiller
11. Open Discussion
12. Next Quarterly Open Meeting
13. Adjournment

DATE: 12/09/2023
TO: Mission Hills Property Owners
FROM: Board of Directors
Mission Hills Property Owners Association [MHPOA]
ALL Correspondence Email: mhpoab519@gmail.com

RE: **News Letter Update**

- 2023 MHPOA Annual Meeting Minutes Package Enclosed
- MHPOA Quarterly Open Meeting 30-Day NOTICE
 - When? **Thursday, January 11, 2024 @10:30 a.m.**
 - Where? **Ethan's Home: 2222 Falcon Drive, Prescott, AZ 86301**
- Nominations for the MHPOA 2024 Board of Directors
- Erosion/Drainage Repair West of Mailboxes next to Lot #10
- Budget and Future Assessments
- 1st Amendment to Increase the Annual Assessments VOTE PACKAGE

MHPOA CURRENT BOARD:

Don McChesney - President - dmcches@gmail.com;

Ethan Wolfinger - Vice President ethanwolf333@gmail.com

Kimberly Stiller - Secretary/Treasurer kastiller@protonmail.com; texting is best: (818)335-8968

We are writing to give you an update on several matters that relate to the Mission Hills Property Owners Association.

2023 MHPOA Annual Meeting MINUTES Package

Please find enclosed/attached to this December Newsletter Update the Official Minutes from our 2023 Annual Meeting which will include everything that was handed to the Owners who were able to attend. We expect to be able to set the date for the 2024 MHPOA Annual Meeting shortly. Until then, we invite you to join us at Ethan's home for our Quarterly Open Meeting identified above.

MHPOA Quarterly Open Meeting

We start by apologizing for not being able to schedule and hold any open meetings for our Owners to attend due to some scheduling conflicts between the members of the Board—we are all extremely committed to multiple schedules that differ vastly. AND we are doing our best to keep a finger on the pulse of our Community, as you will see herein. We intend to discuss at length the VOTE Package that we will publish to everyone in regards to Increase the Annual Assessments.

Nominations for the MHPOA 2024 Board of Directors

Each year one of the current Directors on the Board finishes a 3-year Term. Please consider serving your Community as a Director on the Board. We will formally publish the nominations package after the New Year.

Erosion/Drainage Repair West of Mailboxes next to Lot #10

Come check it out! It is completed! In our June Newsletter we shared at length about this matter. Thank you to the property owner who really assisted the Board in the research and investigation process to remedy the issue relating to the erosion of the road bank around the area of the culvert located diagonally across from the mailboxes on the southwest side of Mission Way Drive along the drainage. Following multiple estimates, consultations and project scheduling, the Board was able to see the matter completed by November 1, 2023 and paid \$4,200.00.

Annual Budget and Budget Issues

As you saw in the 2024 Annual Assessments Package, the Board did pass and execute a Resolution to increase the current assessment of \$300.00 annually to \$323.10. We increased the income for the Community by \$623.70 just in that action to comply with our governing documents. Our income by way of Assessments was \$8,597.53 for 2023. In addition, on 11/15/2022, by way of Resolution, the Board increased the Escrow Transfer Fee from \$20.00 per Lot to \$200.00 per Lot. Last year in September 2022, as noted in the attached Minutes, our initially proposed, New Purchase Capital Contribution Assessment Amendment was **not** passed as some owners felt strongly that the existing owners must act first to officially raise the annual assessments. All of these actions taken by the Board have certainly helped, yet not truly made an impact. In

looking back, we've not been able to verify an enforcement to an annual assessment increase per the governing documents to date. This possibly helps to explain why we are where we are at financially. As of the writing of this post, all Owners have paid their 2024 Annual Assessments. Four Owners paid the 10% Late Fee which generated an additional \$129.24. Ethan Wolfinger and I went to BMO which houses the corporate account for the MPHOA and added him to the account and removed the previous Director. As of today, the balance is \$25,868.50. As previously stated, the MPHOA paid \$10,935.00, that major expenditure, for road maintenance, which was for crack seal and sealcoating. In addition, we have paid just under \$1,800.00 for professional services to our counsel, approximately \$700 for technology/website and \$2,587.50 to Jonny's for snow removal documented on 2/14/2023; 2/15/2023; 2/24/2023; 2/26/2023; 3/1/2023. Clearly the 2023 income of \$8,597.53 does not cover the roughly \$20,000.00 outgoing expenses for 2023. Furthermore, the Condos are expecting us to pay our percentage owed of their recently incurred \$12,500.00 Road Maintenance bill per Sections 1, 2 and 3 of the Access & Arbitration Agreement executed 6/12/1989. We must take drastic action and do our best to remedy this shortfall. We do not have a separate emergency or rainy-day fund. Some believe an emergency fund should be 3 times the annual expenses...we are nowhere near that reserve. And we would welcome ideas and suggestions on how best to address that issue. In that regard, anyone who would like to discuss ideas or have suggestions with regard to future maintenance and operation of the MPHOA are invited to contact the Board members.

Future Assessments

Currently the MPHOA CC&Rs allow for a \$300.00 annual assessment to each property owner of each lot. The CC&Rs allow the Board to additionally bill property owners proportionally for the cost of insurance on common area property which runs approximately \$600.00 annually. This has not been done historically. The CC&Rs also allow the Board to assess an additional sum annually for increased costs of living associated with the consumer price index or 5%. Given the significant increase in costs associated with inflation and the advancing age of the subdivision, the Board determined to assess those additional amounts this year and all owners paid the increased annual assessment; however, it is not enough. Further, as the Board looks at the issue of the subdivision's revenue stream as managed and direct by the bylaws and CC&Rs of the MHPHOA, as well as the cost sharing agreement between the Condos & the Estates, the Access & Arbitration Agreement, the Board believes it is imperative that the annual assessment and/or revenue stream increase at least by double where it currently sits to ensure that monies are available to meet both unexpected and anticipated future expenses. If we simply agree and vote to double the Annual Assessments to \$646.20 per Lot, that would only generate \$17,447.40 annually and means that we are still operating at a deficit of just under \$3,000.00 for the year 2023. Some owners agree the annual assessment should be \$100.00/month or \$1,200.00 annually, which would bolster the annual revenue to \$32,400.00.

Proposed 1st Amendment to Increase the Annual Assessments VOTE PACKAGE

In consistency with the minutes, it is the desire of the Board to publish very soon another proposed 1st Amendment to Increase the Annual Assessments VOTE PACKAGE. We will send it out electronically and by mail. In it we will present our summation as we have for the last 18 months and ask you to vote "YES" to increase the annual assessments by simply doubling it. Although some owners have voiced a need to increase it significantly to \$100.00/month or \$1,200.00 annually, it is the desire of the Board to come to the table and reason together on this matter of our shortfall. Please plan to attend our January 11, 2024 meeting at Ethan's home. We want you to be able to attend in order to truly discuss it, although we have been actively discussing it since June 2022. We need 67% or 18 affirmative votes are required to increase the Annual Assessments. We have 22 Owners who control 27 votes. As of now, no show VOTES automatically count against approval.

Other Needs, Concerns and Observations:

Please help us protect our mailboxes by simply turning the key in the package box and securing it from blowing in the wind. If it tears off, our association must pay to repair or replace it. Please choose to actively do your best to maintain your yards, complete your Firewise weed clearance and keep your properties looking beautiful for our community. We will be sending out notices to all non-compliant Lot Owners. Lastly, rumors have it that Rats have been increasing in population in our community. Please pay attention to parking your cars outside as they are able to do considerable damage to vehicles. Thank you to all of our Owners who actively participate in our community by attending the meetings, responding to emails, helping on the website, serving on our board, submitting pictures of wildlife for our website or just being wonderful neighbors! We are so thankful to each one of you and look forward to seeing you soon.

We wish you all A Wonderful & Blessed Holiday Season and A Happy New Year from your Board!

MISSION HILLS PROPERTY OWNERS' ASSOCIATION

Annual Meeting

March 24, 2022

ATTENDANCE: John & Suzanne Shirley Paul Edmondson Mike Sullivan

Don & Erika McChesney Mary Kelly Ethan Wolfinger Dane Mortenson

David Wheeler Kimberly Stiller

CALL: John Shirley called the meeting to order at 6:02pm. The meeting was held in the Founder's Room, Prescott Public Library.

ESTABLISHMENT OF QUORUM: John Shirley established a quorum, 18 ballots received and 10 lots present which represented 67 percent of home/lot owners.

NOTICE OF ANNUAL MEETING: All association members were notified by email except for the following: Sullivan (Lots 20 & 21); Stein (Lot 23); Bachman (Lot 32); Buechse & Mathews (Lots 17 & 35). They were notified by US postal service.

MINUTES OF PRECEDING MEETING: The 2021 annual meeting minutes were presented to attendees. Don McChesney moved the minutes be accepted as written seconded by John Shirley

TREASURER'S REPORT: David Wheeler passed out the 2022 Budget Track report and Summary 2021 Income & Expenses from January 1, 2021 through December 31, 2021. This year's contributions to Street Reserves were \$2210.13 about \$2100 less than usual amount. Landscaping was \$2700 more than budgeted as well as Legal expenses being \$103 more and our revenues failed short of our projection.

ELECTION OF DIRECTOR: Kimberly Stiller received 67 % of membership voting and was elected as the newest Director to serve a 3-year term.

ARCHITECTURAL CONTROL COMMITTEE: Don McChesney reported that the common area next to Shuster's Lot #10 required a dead tree removed, two others trimmed and dead growth taken out among other clearing work.

The drainage between Lots 26 & 27 required major work because of heavy water runoff causing backup onto the street along with mud building up in front of 2293 Mission Way. The street curb allowing water flow into the drainage needed work and a grate was added and needed at the culvert. The curb on opposite side also needed work. The curb had to be cutout and some rock work needed preventing water damming onto the street. The work should significantly improve the drainage problems.

The Roberts', lot 19, fencing for a dog run and play area was approved. The area looks great. The Board extends a special thank you to the Roberts for taking the time and the patience to do this project right.

Barstad and Mortenson closed on their recent purchases of vacate Lots 31 and 28 respectively.

There was a complaint concerning lighting and curbing issues with Lot #11, Stiller. ACC addressed the issues and the complaint was satisfactorily solved.

Don addressed the McChesney's garage upgrades that included Garage Door, Cabinets and Specialty Garage Flooring. The project will be requiring two U Boxes (Storage) to be placed on their driveway and their vehicles being parked on the driveway as well. The overall project should take about 30-days.

John Shirley stated that a real estate agent inquired about our HOA giving approval for an entrance onto Mission Way south of Shuster's drive. The entrance was needed because the odd shape lot outside of our HOA common area. The BOD stated NO. This would be a bad idea. Our HOA would not benefit from this and it will be impossible to control the use of Mission Way. Furthermore, Lots 10, 11, & possibly Lot 12 views would change. After discussion, the majority agreed that this would be a bad idea.

Paul Edmondson asked when our roads were last inspected. Paul expressed concerns about the number of areas. David said he along with Ronnie from TURCO inspected the streets about 6 months ago. Paul said that some areas looked bad and he was concerned that it may start crumbling and required major repair expense. David said that he will contact Turco to take another look but he thought that Crack Seal is scheduled soon.

Mary Kelly stated that lots on both side of their lot need attention. Maybe a letter to all property and home owners telling them to be a good neighbor and help the community to be fire wise. This past winter has been a fairly dry and all property owners should start cleaning up their lot from excessive growth.

OLD BUSINESS: David Wheeler received bids for snow removal. Only 1 bid was received from Jonny Tree and Landscaping LLC. The HOA accepted their proposal and a contract has been signed. This year the HOA required their service once for at the expense of \$220.

Having no further business Don asked for closing the meeting and John seconded at 7:10 pm.

FOR THE BOARD OF DIRECTORS


DAVID WHEELER
Secretary/Treasurer

SECRETARY/TREASURER DUTIES & RESPONSIBILITIES

1. Publish to Owners an ANNOUNCEMENT OF Newly Named BOARD MEMBERS: As soon as possible, a letter should be sent to all association members announcing the Board Members, their positions, addresses, and contact phone numbers.
2. Mail Annual Assessment Notices --1st week of August
 - a. Track & Collect assessments and
 - b. deposit into Harris Bank weekly
3. Make weekly bank deposits as needed.
4. Reconcile Bank Statements monthly
5. Pay annual Insurance premiums.
6. Pay invoices approved by BOD for payment.
7. Prepare & Submit MHPOA Tax Forms- NLT April 15 annually
(Tax Forms available on line)
8. Prepare annual (calendar year Jan – Dec) budget (Input from other BOD in September)
9. Keep status of MHPO CD's. Make recommendations
10. Keep track of Street Reserves.
11. Take notes, prepare minutes, and distribute all BOD Meetings.
12. Keep Private Property Owner's Listing up to date.
13. Reply to Real Estate Agent, Title/Escrow Officer, and potential property buyer inquiries.
14. Annual Selection of a Board Member:
 - a. Publishes to the Owners the Notice to Solicit Nominations/Recommendation (membership at large-late January or early February) for one Board Member
 - b. Mail Ballot to Membership (February) &
 - c. Collect & Count Votes of Membership
15. ANNUAL BOARD/MEMBERSHIP MEETING:
 - a. Mail Annual Membership Meeting Announcement with Agenda
 - b. Prepare Secretary/Treasury Report
16. Board members must coordinated expenditures with Secretary/Treasurer of all non-budgeted expenses. Advises BOD President of any request.

PRESIDENT/VICE PRESIDENT DUTIES/RESPONSIBILITIES

1. The new BOD must meet immediately to decide who will be President, Vice President, Secretary/Treasurer.
2. Acts as the Architectural Committee Chairperson. The Vice President typically becomes the Chairman of the Architectural Control Committee. Both have been invaluable in these positions.
3. Obtains the Newest Publication of the Condo & Planned Community Statutes in Arizona as provided by Carpenter Hazlewood.
4. Prepare AZ Corporation Annual report (\$10 fee) annually. Done on Line.
5. The President determines when the BOD meets. Sets up All Quarterly Board Meetings, Dates, Times, Location Reservation
6. Sets up the ANNUAL BOARD/MEMBERSHIP MEETING:
 - a. Coordinate date/time place with BOD
 - b. Held during the month of March
 - c. Reserve Meeting Room at Prescott City Library (See Annual Meeting below)
7. Facilitates the Participation of all Members for the Annual Selection of a Board Member
 - a. Solicits Nominations/Recommendation (membership at large-late January or early February) for one Board Member
8. Prepares the President's Report for the Annual Meeting to the Owners
9. Prepares the Architectural Report for the Annual Meeting to the Owners
10. Prepare Welcome Letters (sign for President and send signed copy to Secretary for publishing to New Owner--mail after approval)
11. Oversees the overall appearance of MHPOA Common Areas AND landscaping including all Maintenance of the Community Open Spaces including Street Maintenance.
12. Identifies the need for Community Committees
13. Establishes and Appoints Chairpersons to lead Committees
14. Assumes the responsibility for publishing a Community Newsletter.
15. Compliance and Enforcement of CC&R's and Rules and Regulations. ASSOCIATION RULES & POLICIES - Review those implemented with existing board members prior to this election of new members.
16. Prepare CC&R violation letters (as submitted by ACC Chairman); sign and mail for Chairman after approval: -- tracks fines, collect fine and provide BOD monthly status report.
17. Note: ACC Chairman provides Secretary by email, property/owner in violation, the Article violated, date violation observed, who observed or reported the violation, and if the violation is to be a courtesy notification or subject to a fine.
18. Board members must coordinate expenditures with Secretary/Treasurer of all non-budgeted expenses. Advises BOD President of any request.

2022 MHPOA Banking Summary - 2022

1/1/2022 through 12/31/2022

Category	1/1/2022- 12/31/2022
INCOME	
HOA Resident Rental	25.00
Property Holder	6,950.00
Property holder assessments	600.00
TOTAL INCOME	7,575.00
EXPENSES	
Administrative	220.48
CD	-18,902.55
Filing fee	10.00
HOA Expense	
HOA Expense:HOA Landscaping	3,034.64
TOTAL HOA Expense	3,034.64
Insurance	606.00
Landscaping	2,000.00
Snow Removal	225.00
Street Repairs	2,839.00
Tax	50.00
TOTAL EXPENSES	-9,917.43
OVERALL TOTAL	17,492.43

MHPOA Income/Expense
Report
Itemized Categories 2022 - 2022
1/1/2022 through 12/31/2022

3/16/2023

Page 1

Date	Account	Num	Description	Tag	Clr	A...
	INCOME					7,575.00
	HOA Resident Rental					25.00
	Property Holder					6,950.00
	Property holder assessments					600.00
	EXPENSES					9,917.43
	Administrative					-220.48
	CD					18,902.55
	Filing fee					-10.00
	HOA Expense					-3,034.64
	Insurance					-606.00
	Landscaping					-2,000.00
	Snow Removal					-225.00
	Street Repairs					-2,839.00
	Tax					-50.00
	OVERALL TOTAL					17,492.43

**MHPOA 2021-2022
COMPARISON REPORT
Income/Expense Comparison by Category
1/1/2021 through 12/31/2022**

3/16/2023

Page 1

Category	1/1/2021- 12/31/2021	1/1/2022- 12/31/2022	Amount Difference
INCOME			
HOA Income			
Rental Fees	50.00	0.00	-50.00
TOTAL HOA Income	50.00	0.00	-50.00
HOA Resident Rental	0.00	25.00	25.00
Late Assessment Fine	50.00	0.00	-50.00
Property Holder	0.00	6,950.00	6,950.00
Property holder assessments	8,150.00	600.00	-7,550.00
Transfer fee	40.00	0.00	-40.00
TOTAL INCOME	8,290.00	7,575.00	-715.00
EXPENSES			
Administrative	156.97	220.48	-63.51
CD	0.00	-18,902.55	18,902.55
Filing fee	0.00	10.00	-10.00
HOA Expense			
HOA Landscaping	3,650.00	3,034.64	615.36
TOTAL HOA Expense	3,650.00	3,034.64	615.36
Home Owners Association			
Legal Assistance	1,603.00	0.00	1,603.00
TOTAL Home Owners Association	1,603.00	0.00	1,603.00
Insurance	606.00	606.00	0.00
Landscaping	0.00	2,000.00	-2,000.00
Snow Removal	0.00	225.00	-225.00
Street Repairs	0.00	2,839.00	-2,839.00
Tax	0.00	50.00	-50.00
Property	13.90	0.00	13.90
State	50.00	0.00	50.00
TOTAL Tax	63.90	50.00	13.90
TOTAL EXPENSES	6,079.87	-9,917.43	15,997.30
OVERALL TOTAL	2,210.13	17,492.43	15,282.30