

HOA MEETING MINUTES - Apr 14, 2024 - 7:00PM @ Clubhouse

Attendees: Lori Friedman, Amy Pemberton, Diana Summers, Sim Ford, Jeff Nichols, Michelle Nichols

1. Financial Report - see 1st Qtr report attached

Our reserve fund was \$41,004 at the end of 2023.

We are increasing our reserve fund to cover future costs for major pool refinishing.

2. We hope to have the pool ready for an early May opening.

An email will be sent to all memebers when the pool is open.

We plan to install new salt cells this year to maintain chlorine levels.

Future HOA meeting dates - July 14, October 13, 2024, January 12, 2025

Financial Report

1st Quarter 2024

Category	Date Posted	Check #	Payee	Item	Debits	Credits	Balance
				2024 Beginning Balance on 1/1/24		41,004.00	41,004.00
HOA FEES	1/3/24			ACH payments-Lot 8		75.00	41,079.00
HOA FEES	1/3/24			ACH payments-Monthly		1,950.00	43,029.00
HOA FEES	1/3/24			ACH payments-Annual		8,100.00	51,129.00
Admin/Bank Fees	1/4/24			ACH Banking Fee	20.00		51,109.00
Electricity	1/15/24	EFT	AEP	Electricity - Clubhouse	60.57		51,048.43
Electricity	1/15/24	EFT	AEP	Electricity - Sign	12.84		51,035.59
HOA FEES	2/2/24			ACH payments-Monthly		2,025.00	53,060.59
Admin/Bank Fees	2/2/24			ACH Banking Fee	20.00		53,040.59
Electricity	2/15/24	EFT	AEP	Electricity - Clubhouse	191.90		52,848.69
Electricity	2/15/24	EFT	AEP	Electricity - Sign	12.24		52,836.45
HOA FEES	3/3/24			ACH payments		2,025.00	54,861.45
Admin/Bank Fees	3/4/24			ACH Banking Fee	20.00		54,841.45
Electricity	3/17/24	EFT	AEP	Electricity-Clubhouse	88.43		54,753.02
Electricity	3/17/24	EFT	AEP	Electricity-Sign	12.20		54,740.82

2024 SCRA Budget

Expense	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24
Pool Expenses	0.00	0.00	0.00	2400.00	700.00	200.00	0.00	700.00	700.00	0.00	2800.00	0.00
Electricity	73.41	204.14	100.63	61.50	100.00	300.00	350.00	350.00	350.00	350.00	120.00	80.00
Groundskeeping (Mowing)	0.00	0.00	0.00	1050.00	1200.00	1050.00	800.00	1200.00	650.00	0.00	0.00	100.00
Other Amenity Expenses	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00
Insurance	0.00	0.00	0.00	0.00	0.00	2700.00	0.00	0.00	0.00	0.00	0.00	0.00
Govt/Attorney	0.00	0.00	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00
Admin/Bank Fees	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	191.00
Total Expenses	93.41	224.14	120.63	3531.50	2270.00	4370.00	1270.00	2520.00	1820.00	470.00	2940.00	371.00
HOA Fees (income)	10125.00	2025.00	2025.00	2025.00	2025.00	2025.00	2025.00	2025.00	2025.00	2025.00	2025.00	2025.00
Bank Account Balance/est. #####	\$51,036	\$52,836	\$54,741	\$53,234	\$52,989	\$50,644	\$51,399	\$50,904	\$51,109	\$52,664	\$51,749	\$53,403