

2019 Annual Meeting Treasurer's Report

In 2018, the HOA collected dues totaling \$20,089. This equates to 60%, or 162 out of 270, of mandatory and voluntary homeowners paying dues. Total expenses for 2018 totaled \$27,920, which exceeded projected expenses of \$20,434. This was due to adding the BBQ lunch at the Annual Meeting, the tree pruning along Bryant and Covell, higher than expected utility bills, and the replacement of dead plant materials. After 2018 operating expenses, \$1,100.81 was transferred from checking to reserves. As of January 1, 2019, reserve funds totaled \$1,560.92.

As of May 24, 2019, the HOA has collected dues totaling \$16,807.43. This equates to about 50% homeowners paying dues. Year to date operating expenses total \$6,717.99. In 2019, we will be watching water usage to help reduce operating cost. No fence replacement or major capital improvements are expected in 2019. A second billing will be sent in June and a third in November.

Based on the provided 5-year history, dues collection runs around 60%. Administrative costs have remained approximately the same each year. Capital improvement costs to replace the perimeter fencing was dependent on owner participation from year to year. Operating costs have fluctuated due to improvements to the flower beds and water costs.

In 2018, the Board approved costs associated with small claims action on two mandatory owners to collect 5 years of unpaid dues on each property. After the HOA attorney served notice to the owners of the small claims action, one owner filed for bankruptcy with no possible outcome to collect the dues owed. In March 2019, the court awarded judgement to the HOA on the other owner, and a lien has been filed on the property.

Jim Slaughter has served as co-treasurer in the event Denise is not able to fulfill the duties of HOA treasurer. He currently has no signature authority on the bank accounts.

Greg Dever is an officer on the HOA Board. Through his work, he has extensive accounting experience. He has no signature authority on the HOA checking account but provides oversight to the financial accountability of the HOA by completing reviews of the HOA banking activities.

2019 Actual vs. Budget

January through December 2019

05/29/2019

Cash Basis

	<u>Jan - Dec 19</u>	<u>Budget</u>
Income		
Income		
Annual Dues Received		
2018 Base Assessment	434.93	
2019 Base Assessment	16,372.50	
Annual Dues Received - Other	0.00	20,089.00
Total Annual Dues Received	16,807.43	20,089.00
Capital Improvements - Fence	0.00	0.00
Other Inc	11.47	0.00
Total Income	16,818.90	20,089.00
Total Income	16,818.90	20,089.00
Gross Profit	16,818.90	20,089.00
Expense		
Administrative	1,493.30	2,296.00
Capital Improvements/Repairs	0.00	0.00
Committee Expenses		
Beautification Committee		
Contracted Services	2,945.25	6,776.60
Decorations	0.00	150.00
Flower Beds/Frontages	568.33	537.00
Total Beautification Committee	3,513.58	7,463.60
Communications Committee		
Newsletter	193.34	378.00
Technical	187.86	188.00
Total Communications Committee	381.20	566.00
Covenants Committee	563.62	631.00
Events Committee		
Annual Meeting	0.00	681.00
Christmas Lighting Contest	0.00	100.00
Fall Event	0.00	100.00
Spring Event	96.46	100.00
Total Events Committee	96.46	981.00
Welcoming Committee	150.00	200.00
Committee Expenses - Other	0.00	0.00
Total Committee Expenses	4,704.86	9,841.60
Utilities		
Electric	455.59	897.00
Water	160.60	2,600.00
Total Utilities	616.19	3,497.00
Total Expense	6,814.35	15,634.60
Net Income	10,004.55	4,454.40

5 Year Profit & Loss

05/29/2019

January 2015 through May 2019

Cash Basis

Percent Paid

		2015	2016	2017	2018	2019		Total					
	Income												
	Income												
	Annual Dues Received												
	2012 Base Assessment	10.24	0.00	0.00	0.00	0.00		10.24					
	2013 Base Assessment	102.27	22.73	0.00	0.00	0.00		125.00					
	2014 Base Assessment	261.47	250.00	0.00	0.00	0.00		511.47					
	2015 Base Assessment	19,983.23	275.00	0.00	0.00	0.00		20,258.23			62%		
	2016 Base Assessment	0.00	20,292.00	125.00	0.00	0.00		20,417.00			60%		
	2017 Base Assessment	0.00	0.00	20,102.69	375.00	0.00		20,477.69			61%		
	2018 Base Assessment	0.00	0.00	0.00	19,713.70	434.93		20,148.63			60%		
	2019 Base Assessment	0.00	0.00	0.00	0.00	16,372.50		16,372.50			50%		
	Total Annual Dues Received	20,357.21	20,839.73	20,227.69	20,088.70	16,807.43		98,320.76					
	Capital Improvements - Fence	10,550.00	5,099.01	10.64	2,990.50	0.00		18,650.15					
	Other Inc												
	Finance Charges	12.49	75.44	11.71	11.20	11.47		122.31					
	Returned Check Charges Paid	0.00	0.00	0.00	24.00	0.00		24.00					
	Specific Assessments	0.00	100.00	0.00	100.00	0.00		200.00					
	Total Other Inc	12.49	175.44	11.71	135.20	11.47		346.31					
	Total Income	30,919.70	26,114.18	20,250.04	23,214.40	16,818.90		117,317.22					
	Total Income	30,919.70	26,114.18	20,250.04	23,214.40	16,818.90		117,317.22					
	Gross Profit	30,919.70	26,114.18	20,250.04	23,214.40	16,818.90		117,317.22					
	Expense												
	Administrative												
	Accounting/Billing												
	DM Mailing Service	416.33	438.81	471.54	452.96	240.50		2,020.14					
	Postage/Mailing Supplies	29.40	0.00	0.00	40.00	0.00		69.40					
	Total Accounting/Billing	445.73	438.81	471.54	492.96	240.50		2,089.54					
	Bank Service Charges												
	ATM Fee	2.50	0.00	0.00	0.00	0.00		2.50					
	Checks or Deposit Slips	27.95	0.00	0.00	0.00	0.00		27.95					
	Returned Check Charge	0.00	0.00	0.00	24.00	0.00		24.00					
	Total Bank Service Charges	30.45	0.00	0.00	24.00	0.00		54.45					
	Computer Software (Quickbooks)	0.00	0.00	219.95	0.00	0.00		219.95					
	Gifts Given	40.00	0.00	0.00	25.00	0.00		65.00					
	Insurance												
	Director & Officer's Insurance	1,080.00	1,222.00	1,222.00	1,222.00	1,222.00		5,968.00					
	Total Insurance	1,080.00	1,222.00	1,222.00	1,222.00	1,222.00		5,968.00					
	Misc	0.00	0.00	0.00	0.00	0.00		0.00					
	Neighborhood Alliance Dues	0.00	100.00	100.00	100.00	0.00		300.00					
	Office Supplies	71.42	179.79	55.90	256.90	0.00		564.01					
	PO Box	82.00	86.00	90.00	96.00	0.00		354.00					
	Promotional Materials	0.00	170.10	0.00	0.00	0.00		170.10					
	Registered Agent Annual Fee	0.00	100.00	100.00	200.00	0.00		400.00					
	Tax Preparation	0.00	0.00	0.00	0.00	30.80		30.80					
	Administrative - Other	0.00	0.00	0.00	0.00	0.00		0.00					
	Total Administrative	1,749.60	2,296.70	2,259.39	2,416.86	1,493.30		10,215.85					
	Capital Improvements/Repairs												
	Brick/Rock Wall Repair	0.00	0.00	0.00	500.00	0.00		500.00					
	Fence	21,100.00	10,273.02	0.00	5,981.00	0.00		37,354.02					
	Tree Trimming	0.00	0.00	0.00	2,900.00	0.00		2,900.00					
	Total Capital Improvements/Repairs	21,100.00	10,273.02	0.00	9,381.00	0.00		40,754.02					
	Committee Expenses												
	Beautification Committee	7,484.22	13,944.96	10,346.01	8,768.18	3,513.58		44,056.95					
	Communications Committee	540.80	712.33	552.24	565.36	381.20		2,751.93					
	Covenants Committee	452.50	0.00	39.00	343.00	563.62		1,398.12					
	Events Committee	325.60	235.42	217.62	782.21	96.46		1,657.31					
	Welcoming Committee	0.00	262.57	13.00	360.66	150.00		786.23					
	Committee Expenses - Other	0.00	0.00	0.00	0.00	0.00		0.00					
	Total Committee Expenses	8,803.12	15,155.28	11,167.87	10,819.41	4,704.86		50,650.54					
	Utilities												
	Drainage 18846 (City of Edmond)	39.60	36.00	15.00	0.00	0.00		90.60					
	Electric	527.56	452.38	666.03	894.12	381.23		2,921.32					
	Water	1,927.35	3,064.04	2,351.65	4,408.45	138.60		11,890.09					
	Total Utilities	2,494.51	3,552.42	3,032.68	5,302.57	519.83		14,902.01					
	Total Expense	34,147.23	31,277.42	16,459.94	27,919.84	6,717.99		116,522.42					
	Net Income	-3,227.53	-5,163.24	3,790.10	-4,705.44	10,100.91		794.80					

5 Year Balance Sheet

05/29/2019

As of May 31, 2019

Cash Basis

	Dec 31, 15	Dec 31, 16	Dec 31, 17	Dec 31, 18	May 31, 19
ASSETS					
Current Assets					
Chase Bank Account					
Reserve Fund	4,559.52	3,160.51	6,850.61	460.11	1,560.92
Chase Bank Account - Other	9,005.59	5,709.24	5,647.53	7,389.30	16,427.93
Total Chase Bank Account	13,565.11	8,869.75	12,498.14	7,849.41	17,988.85
Total Checking/Savings	13,565.11	8,869.75	12,498.14	7,849.41	17,988.85
Accounts Receivable	-652.12	-340.00	-720.00	-250.00	-288.53
Other Current Assets	765.00	-15.00	526.71	0.00	0.00
Total Current Assets	13,677.99	8,514.75	12,304.85	7,599.41	17,700.32
TOTAL ASSETS	13,677.99	8,514.75	12,304.85	7,599.41	17,700.32
LIABILITIES & EQUITY					
Equity	13,677.99	8,514.75	12,304.85	7,599.41	17,700.32
TOTAL LIABILITIES & EQUITY	13,677.99	8,514.75	12,304.85	7,599.41	17,700.32