



Hunters Pointe Financial Update

2020



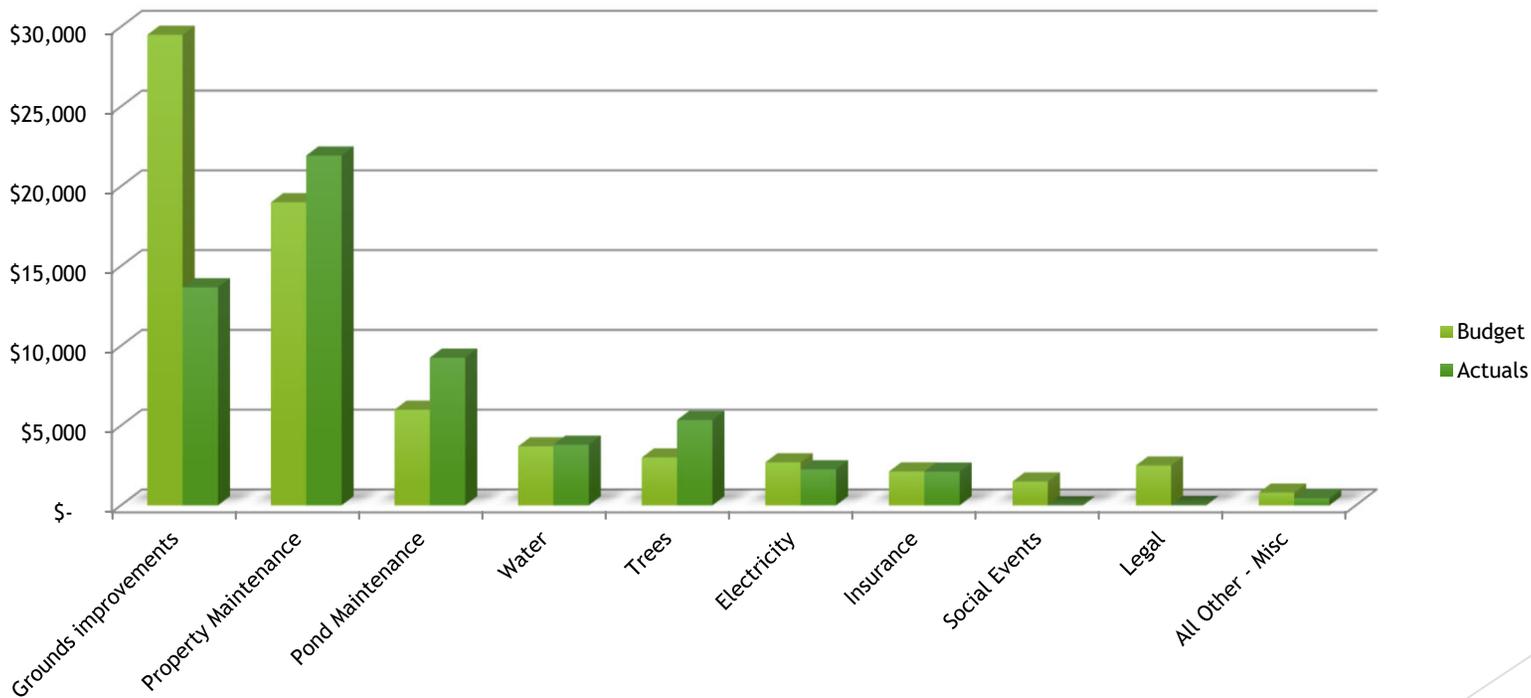
Agenda

- Introduction
- Presidents Report – John Fitzsimons
- Treasury Report – Dianna Rose
- Pond Report – Bill Petek
- Land Report – Janelle Woodruff / Marshall Hoffman / / Don Connelly
- Secretary Report – Mark Loch / Scott Elliott
- Questions and Answers – All
- Nominations and Voting – additional nominations will be accepted from the floor with an introduction period for all candidates.
- New Business

Some Financial Highlights

- ▶ We operated safely within our budget
- ▶ The pandemic halted many potential activities this year
- ▶ We were again able to make improvements to our outdated and aging infrastructure
 - ▶ Fox Club Refresh (\$12,845)
- ▶ Our balance of stale dues went down, but our current year of outstanding dues went up
 - ▶ See Stale Dues graphic later in presentation

Budget vs Actuals FYE 2020



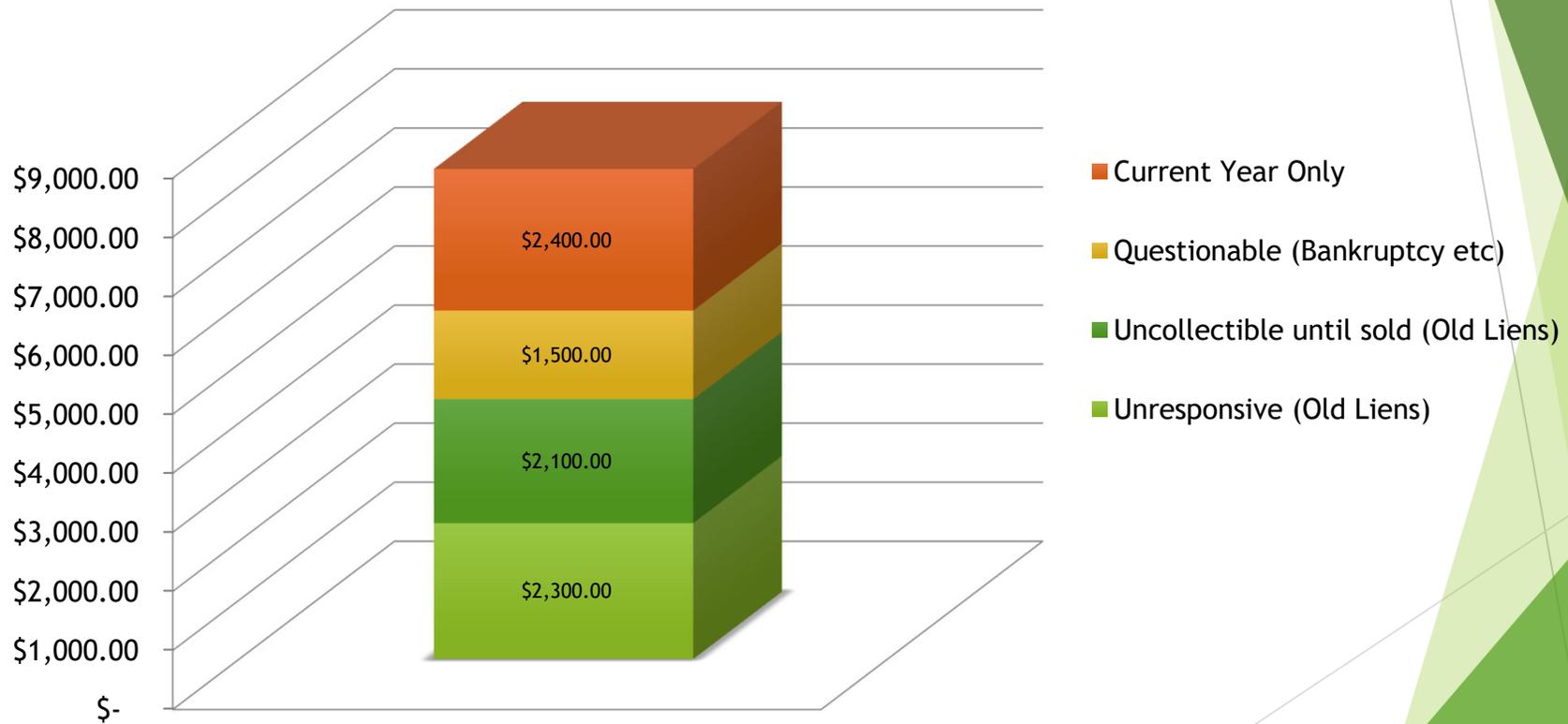
We operated within budget!

Total Dues Balance at Each Fiscal Year End



Just the slightest uptick this year

2020 Dues Balance \$8,300



Hunters Pointe Homeowners Association
Income and Expense through December 31, 2020
(Actuals through Nov 10, 2020. Bal of year estimated)
Comparative Financials

	<u>2019</u>	<u>2020</u> <u>Budget</u>	<u>2020</u> <u>Actuals</u> <i>(Est. thro Dec)</i>	<u>2020</u> <u>Variance</u> <i>(Budget to Actuals)</i>
Income				
Current Year's Dues	\$ 40,250	\$ 44,046	\$ 42,300	\$ (1,746)
Advance pmt of dues (Estimate)	14,400	14,400	14,000	(400)
State Dues	1,300	-	3,000	3,000
Penalties & Interest	1,438	-	711	711
Total Income	\$ 57,388	\$ 58,446	\$ 60,011	1,565
Grounds				
Commons Maintenance	\$ 17,630	\$ 19,000	\$ 21,932	\$ (2,932)
Ponds	7,541	6,000	9,264	(3,264)
Trees	7,902	3,000	5,354	(2,354)
Sprinkler	50	-	-	-
Electricity	2,506	2,700	2,263	437
Water	3,803	3,700	3,806	(106)
Total Grounds	\$ 39,432	\$ 34,400	\$ 42,618	\$ (8,218)
Improvements (or Unexpected)				
Renovation of Paths	\$ -	\$ -	\$ -	\$ -
Picnic/Equip Resurfacing	-	-	-	-
Playground Equipment	26,289	-	-	-
Fox Club Entrance	-	15,000	12,845	2,155
Island Landscape updates	-	5,000	-	5,000
Sprinkler Maintenance	-	-	820	(820)
Tree Maint (Incremental)	-	5,000	-	5,000
Drain at North Pond	-	3,000	-	3,000
Misc Grounds	442	1,500	-	1,500
Total Improvements	\$ 26,731	\$ 29,500	\$ 13,665	\$ 15,835
Administrative				
Insurance	\$ 2,080	\$ 2,121	\$ 2,117	\$ 4
Legal	80	2,500	20	2,480
Other Misc (office/stamps etc)	723	800	438	362
Total Administrative	\$ 2,883	\$ 5,421	\$ 2,575	\$ 2,846
Social				
Summer Picnic	\$ 1,299	\$ 1,300	\$ -	\$ 1,300
Octoberfest / Chili Cookoff	124	200	-	200
Total Social	\$ 1,423	\$ 1,500	\$ -	\$ 1,500
Total Operating Expenses	\$ 70,470	\$ 70,821	\$ 58,858	\$ 11,963
Beginning Cash Balance	\$ 61,466	\$ 48,192	\$ 48,384	\$ 192
Ending Cash Balance	\$ 48,384	\$ 35,817	\$ 49,537	\$ 13,720

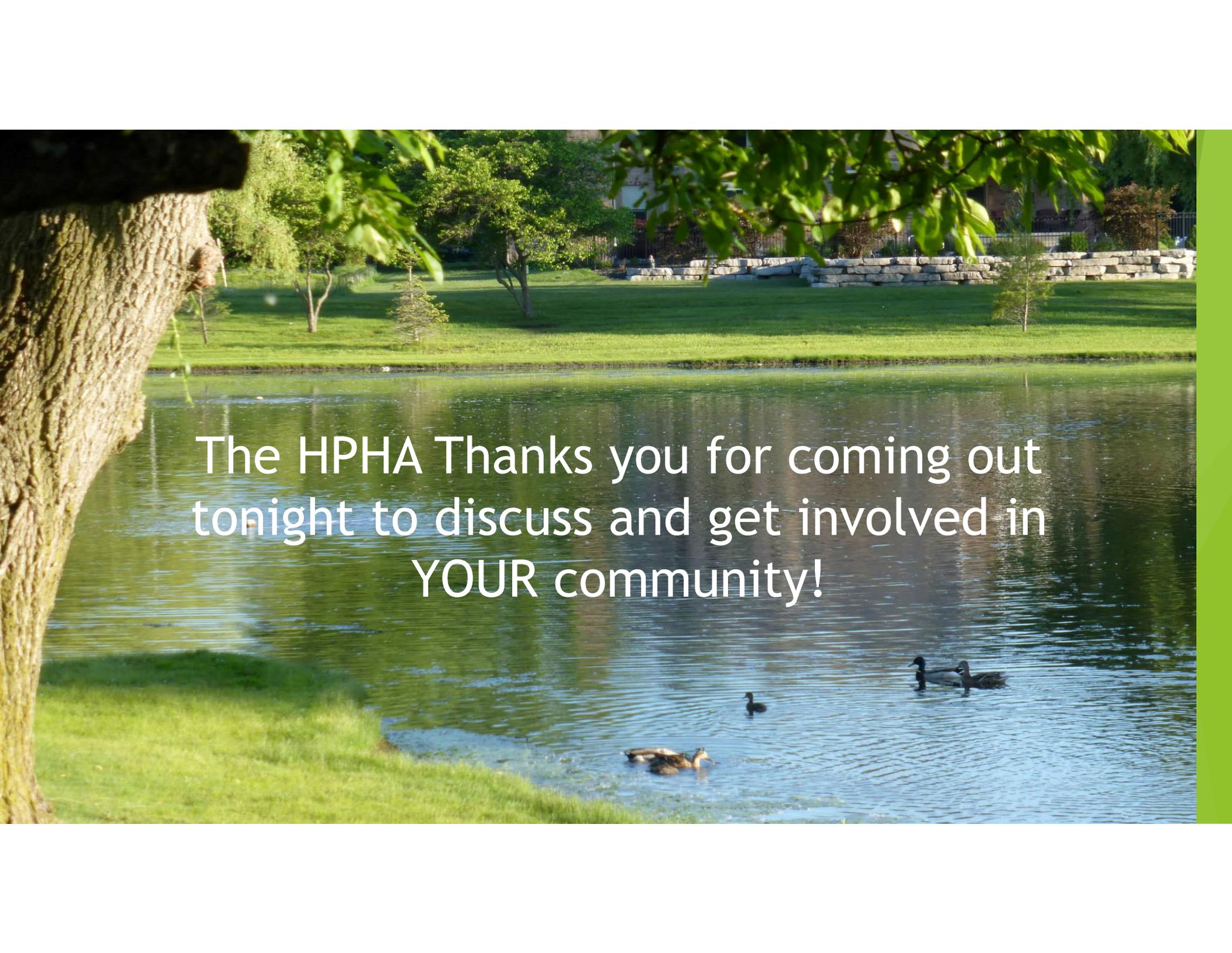
2019 Actuals & 2020 Budget to Actuals

Five Year Budget



Hunters Pointe Homeowners Association
2018 Five year Income and Maintenance Plan
Updated: Nov 10, 2020

	2016	2017	2018	2019	Current Year 2020	2021	2022	Forecast 2023	2024	2025
Beginning Cash Balance	\$ 27,345.61	\$ 19,114.40	\$ 56,397.37	\$ 61,466.13	\$ 48,385.13	\$ 49,537.13	\$ 47,623.79	\$ 47,167.26	\$ 53,591.69	\$ 57,971.18
Annual Cash Inflows (Dues & Interest)	\$ 45,225.25	\$ 80,275.71	\$ 67,290.00	\$ 57,388.00	\$ 60,011.00	\$ 58,446.00	\$ 58,446.00	\$ 58,446.00	\$ 58,446.00	\$ 58,446.00
Annual Maintenance outflows										
Electricity	(2,441.39)	(2,465.29)	(2,518.60)	(2,506.00)	(2,263.00)	(2,700.00)	(2,700.00)	(2,700.00)	(2,700.00)	(2,700.00)
Water	(3,457.48)	(3,632.60)	(3,698.05)	(3,803.00)	(3,806.00)	(3,700.00)	(3,700.00)	(3,700.00)	(3,700.00)	(3,700.00)
Insurance	(2,132.00)	(2,244.00)	(2,163.00)	(2,080.00)	(2,117.00)	(2,159.34)	(2,202.53)	(2,246.58)	(2,291.51)	(2,337.34)
Sprinkler (after 2017 rolled into Property contract)	(1,098.00)	-	-	(50.00)	(820.00)	-	-	-	-	-
Pond	(13,594.47)	(9,783.94)	(8,212.34)	(5,450.00)	(5,540.00)	(6,000.00)	(6,000.00)	(6,000.00)	(6,000.00)	(6,000.00)
Repairs / Compressors	-	-	(1,206.00)	(2,091.00)	(3,724.00)	-	-	-	-	-
Trees	(9,225.00)	-	(4,600.00)	(7,902.00)	(5,354.00)	(3,000.00)	(3,000.00)	(3,000.00)	(3,000.00)	(3,000.00)
Audit	(300.00)	(7.99)	-	-	-	(300.00)	(300.00)	(300.00)	(300.00)	(300.00)
Property	(18,035.00)	(18,165.00)	(24,156.41)	(18,072.00)	(21,932.00)	(19,000.00)	(19,000.00)	(19,000.00)	(19,000.00)	(19,000.00)
Resurfacing of paths	-	-	(8,463.40)	-	-	-	-	-	-	-
Resurfacing of tables and existing equip	-	-	(1,950.00)	-	-	-	-	-	-	-
Legal	-	(4,712.00)	(2,766.72)	(80.00)	(20.00)	(500.00)	(500.00)	(500.00)	(500.00)	(500.00)
Misc	(1,583.61)	(492.25)	(1,259.77)	(723.00)	(438.00)	(500.00)	(500.00)	(500.00)	(500.00)	(500.00)
Social	(1,589.51)	(1,489.67)	(1,226.95)	(1,423.00)	-	(1,500.00)	(1,500.00)	(1,500.00)	(1,500.00)	(1,500.00)
Potential New Outflows										
Emergency Tree Maintenance Provision						(5,000.00)	(5,000.00)	(5,000.00)	(5,000.00)	(5,000.00)
Playground Updates (Won't do phase II)				(26,289.00)						
Fox Club entrance updating					(12,845.00)					
Invasive Species Removal (Phragmites - new)						(1,500.00)	(1,500.00)	(1,500.00)	(1,500.00)	(1,500.00)
Pond Perimeter Raking and Cleaning						(1,000.00)	(1,000.00)	(1,000.00)	(3,000.00)	(1,000.00)
North Pond overflow drain pipe						(7,000.00)				
Additional Walking Paths \$ tbd (\$5k-\$10k)						(500.00)	(7,500.00)	(500.00)	(500.00)	-
Island landscape updates (5 @ \$1k)						-	(5,000.00)	(5,000.00)		
Sprinkler Maintenance						-	(1,000.00)			
Unified Mailboxes TBD. Still in discussions								(5,075.00)	(5,075.00)	-
Lighting (can only be done AFTER new DoR executed)							tbd			
Total Annual Expenses	\$ (53,456.46)	\$ (42,992.74)	\$ (62,221.24)	\$ (70,469.00)	\$ (58,859.00)	\$ (60,359.34)	\$ (58,902.53)	\$ (52,021.58)	\$ (54,066.51)	\$ (46,537.34)
Ending Cash Balance	\$ 19,114.40	\$ 56,397.37	\$ 61,466.13	\$ 48,385.13	\$ 49,537.13	\$ 47,623.79	\$ 47,167.26	\$ 53,591.69	\$ 57,971.18	\$ 69,879.84

A scenic view of a pond with ducks, trees, and a stone wall in the background. The pond is in the foreground, with several ducks swimming. The background features a grassy area, trees, and a stone wall. The text is overlaid on the pond area.

The HPHA Thanks you for coming out
tonight to discuss and get involved in
YOUR community!